

CITY OF BOSTON

DRAFT CONSOLIDATED PLAN (FROM JULY 1, 2003 TO JUNE 30, 2006)



**City of Boston
Thomas M. Menino, Mayor**

**Department of Neighborhood Development
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**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
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1) INTRODUCTION

1) Overview and Request for Comments

Consolidated Plan: As a prerequisite to applying for HUD Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA) or Emergency Shelter Grant (ESG) funds, cities are required to develop a 3-5 year plan outlining the jurisdiction's housing and community development needs and priorities. Boston's current five year Consolidated Plan covers the period from 7/1/98 - 6/30/2003. The City of Boston had originally planned to develop a new four-year Consolidated Plan last year. However, due to delayed availability of the complete 2000 Census data, the City instead extended the then current four-year Consolidated Plan for a fifth year (to June 30, 2003). This year this City will prepare a new three-year Consolidated Plan utilizing as much of the required 2000 Census data as is currently available from the Census Bureau. If necessary, the Consolidated Plan will be amended when the special HUD Census 2000 tabulations HUD provides to grantees for the purpose of preparing their Consolidated Plans become available (expected in September of 2003).

One-Year Action Plan: Each year the City is required to submit an Action Plan indicating how the City plans to use the funds it will receive from HUD to address the priority needs identified in Consolidated Plan. The City has prepared a Citizen's Summary of its Federal Fiscal Year 2003 Draft Action Plan for Community Development to enable Boston residents, businesses and community-based organizations to better understand how the City of Boston proposes to use the community development resources (CDBG, HOME, HOPWA, ESG and others) that it expects to receive during the period July 1, 2003 - June 30, 2004. Although not required by HUD regulation, the City believes that this Citizen Summary will facilitate a better public understanding of the City's community development objectives by distilling the information contained in the full Draft Action Plan into a much easier-to-understand format. This document also provides additional information, not required by HUD, such as more complete program descriptions, contact phone numbers and website addresses to facilitate public access to information about the City's community development activities.

Citizen Participation Process: The Draft Consolidated Plan represents a continued commitment by the City of Boston to deliver on the goals established in its past Consolidated Plan for Community Development. The process of developing the new Consolidated Plan and this year's one-year Action Plan began with a city-wide public hearing on March 13th, 2003. The purpose of that meeting was to solicit citizen's input regarding housing and community development needs and priorities prior to beginning to prepare the draft Consolidated Plan and Action Plan. A legal notice announcing the hearing and soliciting comments was published in the Boston Globe on March 3, 2003. Also, a mailing was sent on March 3rd to the approximately 410 organizations and individuals on a mailing list the City maintains for this purpose. Finally, the notice was also e-mailed to 375 people on the Department of Neighborhood's general interest

electronic mailing list and notice of the hearing was posted on the City's web calendar. Due primarily to inclement winter weather, only 14 people attended the hearing. Four people presented testimony orally at the hearing and an additional eleven people submitted written testimony via e-mail as of the close of business on March 28th, 2003.

Next Steps: The draft DY03 Action Plan and the draft three-year Consolidated Plan were issued for a 30-day public comment period beginning on April 9, 2003 and ending at the close of business on Friday, May, 9, 2003. A second citywide public hearing to obtain citizen comments on the draft Action Plan and Consolidated Plan is scheduled for:

**Tuesday, April 29, 2003
6:30 p.m. - 8:30 p.m.
Winter Chambers (first floor)
26 Court Street, Boston**

Copies of the Draft Action Plan and the Draft Consolidated Plan are available to the public at no charge (limit one copy per organization) at the Bid Counter, Department of Neighborhood Development, 26 Court Street, 10th floor. Copies may also be obtained electronically on the City of Boston's web site at:

<http://www.ci.boston.ma.us/dnd/actionplan.asp>

Request for Comments: Interested citizens are encouraged to comment on both documents at the public hearing on April 29, or in writing. Written comments should be submitted to:

**FY03 Action Plan and Consolidated Plan
Policy Development & Research Division
Department of Neighborhood Development
26 Court Street, 8th Floor
Boston, MA 02018**

Comments may also be submitted via e-mail to: actionplan.dnd@ci.boston.ma.us

The City will take into consideration all comments received in writing or orally at the hearing prior to the close of business on May 9th as we prepare the final Action Plan and Consolidated Plan for submission to HUD on or about May 15, 2003.

2) Outline of the Document

The Consolidated Plan consists of the following three major sections:

1) Housing and Homeless Needs Assessment

A Housing and Homeless Needs Assessment describes the grantee's 5-year housing needs, including an estimate of the number of families by income groups for both renters and owners that are in need of housing. The assessment also describes the nature and extent of homelessness within the grantee's community.

2) Housing Market Analysis

A Housing Market Analysis describes the grantee's housing market, including an identification of racial/ethnic minorities and/or low-income family housing in concentrated areas. The analysis also asks for items such as the number and condition of public housing units and an inventory of homeless and special needs facilities within the grantee's jurisdiction. The analysis also must include the grantee's explanation of whether the cost of housing or the incentives to develop or improve housing are affected by public policy or other barriers to affordable housing.

3) Strategic Plan

A Strategic Plan is a composite of a grantee's priorities and an estimate of its allocation of resources for meeting its priorities. The plan contains a series of elements that grantees are required to address both in narrative form and through priority needs tables as prescribed by HUD. For example, the grantee must identify its priority housing and community development needs by ranking them as high, medium, low, or no such need and provide the estimated units produced by the identified priority as well as the money needed to address that particular priority. The plan also calls for the grantee's description of its strategies for removing barriers to affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty-level families, and enhancing coordination between public and assisted housing providers and private and governmental service agencies.

2) HOUSING AND HOMELESS NEEDS ASSESSMENT

Housing Needs Assessment

The City of Boston is not able to provide the required 5-year estimate of housing needs at this time. The special Census tabulations on which this analysis is to be based are not yet available. HUD does not expect to have these tabulations available until September of 2003. In the meantime, we are providing as much of this analysis as we can at this time based on the limited Census data currently available. We will update this section in conjunction with the preparation of next year's Action Plan if the data are available at that time.

The housing needs assessment in Boston's current Consolidated Plan is based on 1990 Census data. In order to better situate our understanding of Boston's current and projected housing needs, it may be useful to begin by taking a look at some of the changes that have occurred in the 10 years between the 1990 and 2000 Census.

Housing Cost Burden

One the key elements of any analysis of housing needs is housing cost burden. In general, a household is considered to have a housing cost burden if they are paying 30% or more of its income for rent or homeowner costs. A household paying 50% or more of its income for housing costs is considered to have a "severe" housing cost burden. HUD defines households with an incomes under 30% of the area median and paying 50% or more of its income for housing as having "worst case housing needs" and at-risk of becoming homeless. The housing cost burden data for various income levels and household types is one of the elements contained in the special Census tabulations that are not yet available from HUD.

Partial data from the 2000 Census shows that over 40% of Boston's renters and 26% of Boston's homeowners have a housing cost burden (paying 30% or more of household income for housing).

RENTERS COSTS	1990	2000	Change	% change	annual %
Gross Rent (median)	\$626	\$803	\$177	28.3%	2.8%
Renter-occupied units	157,745	162,118	4,373	2.8%	
# paying 30% or more of income	68,835	65,187	-3,648	-5.3%	
% paying 30% or more of income	43.6%	40.2%		-3.43%	
HOMEOWNERS COST	1990	2000	Change	% change	annual %
Median Mo. Owner Costs (with mortgage)	\$993	\$1,370	\$377	38.0%	3.8%
Median Mo. Owner Costs (no mortgage)	\$307	\$398	\$91	29.6%	3.0%
Owner-occupied units	28,672	30,467	1,795	6.3%	
# paying 30% or more of income	7,029	7,889	860	12.2%	
% paying 30% or more of income	24.5%	25.9%		1.4%	
INCOME	1990	2000	Change	% change	annual %
Median household income (City of Boston)	\$29,180	\$39,629	\$10,449	35.8%	3.6%

Comparatively, median gross rents in Boston and the Boston PMSA are much higher than those for the state or for the U.S. However, median household incomes in Boston are much lower than those in the Boston PMSA and the state. Rents in Boston are 117% of the statewide median rents while household incomes are only 78% of the statewide median household income.

2000 Census	Gross Rent (median)	% of Renters w HCB 30%+	Median HH Income
City of Boston	\$803	40.20%	\$39,629
Boston MA-NH PMSA	\$803	23.40%	\$55,234
Massachusetts	\$684	36.30%	\$50,502
United States	\$602	36.80%	\$41,994

It should come as no surprise, therefore, that a much higher percentage of Boston's renters are experiencing housing cost burdens. A household would have to have an income of at least \$32,120 to be able to afford Boston's \$803 median rent without experiencing a rent burden. As you would expect, households with lower incomes are more likely to experience rent burdens, and the rent burdens are more likely to be more severe.

Worst Case Housing Needs: From the partial 2000 Census data currently available, the City estimates that there are approximately 20,100 renter households with incomes under \$20,000 (36% of the Boston metro area median household income) with a severe rent burden (paying more than 50% of their income for rent). In 1990, there were approximately 23,400 renter households with worst case housing needs (incomes under 30% of area median having a severe rent burden).

% of PMSA median		Gross Rent As % Of Household Income					
Income range	(\$55,234)	30-34%	35-39%	40-49%	50%+	35% +	30%+
< \$10,000	<18% of median	2,010	2,987	3,716	11,319	18,022	20,032
\$10,000 - \$19,999	18%-36% of median	1,956	2,314	2,880	8,771	13,965	15,921
\$20,000 to \$34,999	37%-63% of median	4,378	2,424	3,016	9,186	14,626	19,004
\$35,000 - \$49,999	64%-82% of median	3,219	669	832	2,536	4,037	7,256
\$50,000 - \$74,999	83%-135% of median	1,320	192	239	729	1,160	2,480
\$75,000 - \$99,999	136%-181%	234	276	344	1,046	1,666	1,900
\$100,000 +	182% of median +	56	6	8	24	38	94
TOTAL		13,173	8,620	10,725	32,669	52,014	65,187

Note: the shaded cells are estimated.

Rental Housing Needs: In addition to the Worst Case Housing Needs indicator, HUD has developed another measure of determining rental housing need for the purpose of allocating Section 8 assistance. HUD computes the number of renter households with incomes under 50% of the area median having a severe rent burden. Any municipality which has more than 3% state-wide total of such households receives a priority for the allocation of Section 8 rental assistance. In 1990, Boston had 30,536 (20%) of the

state's total of 153,063 such households. In 2000, we estimate that Boston has approximately 29,300 households with incomes under \$35,000 (63% of the area median) with a severe rent burden.

Elderly Rental Housing Needs: In the Section 202 Supportive Housing for the Elderly program, HUD estimates need by computing the number of elderly (62+) renter households with incomes under 50% of median who have a severe rent burden. According to the 1990 CHAS data, there were 5,664 elderly 1 & 2 person households with incomes under 50% of median and having a severe rent burden.

Income range	% of PMSA median (\$55,234)	Total pop	# Severe Rent Burden	% Severe Rent Burden	Total # 65+ years	# 65+ Severe Rent Burden
< \$10,000	<18% of median	33,761	11,319	33.5%	9725	3,261
\$10,000 - \$19,999	18%-36% of median	24,279	8,771	36.1%	9872	3,566
\$20,000 to \$34,999	37%-63% of median	31,018	9,186	29.6%	7693	2,278
\$35,000 - \$49,999	64%-82% of median	24,432	2,536	10.4%	4762	494
\$50,000 - \$74,999	83%-135% of median	24,128	729	3.0%	4088	123
\$75,000 - \$99,999	136%-181%	12,301	1,046	8.5%	1926	164
\$100,000 +	182% of median +	12,199	24	0.2%	2235	4
TOTAL		162,118	32,669	20.2%	40301	8,121

Based on the partial 2000 Census data, the City estimates that in 2000, there were approximately 9100 seniors aged 65+ with household incomes under \$35,000 (63% of the area median) and having a severe rent burden. These seniors account for 31% of the total of 29,300 severely rent burdened households with incomes under \$35,000 and 6800 (34%) of the 20,100 severely rent burdened households with incomes under \$20,000.

Homeless Needs

Every year since 1983 the City of Boston's Emergency Shelter Commission has conducted a census of Boston's homeless population in order to more accurately understand the nature and scope of the problem. The census consists of two parts, a one-night count of the homeless population living on the street, and a survey of the homeless staying in the City's homeless facilities on the night of the census. The Emergency Shelter Commission also contacted shelters and meal programs to get a count of the number of meals served on the day of the census. This year's census was conducted during the night of December 9, 2002.

BOSTON HOMELESS CENSUS, WINTER 2001-02 & WINTER 2002-03								
Location	Winter 2001-02				Winter 2002-03			
	Male	Female	Children	Total	Male	Female	Children	Total
Street count	234	43	0	277	175	37	0	212
Adult shelters	2041	382	0	2423	2044	350	0	2394
Family Shelters	37	214	326	577	9	217	333	559
Other Family Facilities	69	318	728	1115	101	394	737	1232
Women in Crisis	0	80	98	178	0	105	113	218
Adolescent	1	10	4	15	9	12	5	26
Hospital ER	12	0	0	12	20	3	0	23
Hospital Inpatient	96	23	0	119	142	42	0	184
Detox	238	39	0	277	237	55	0	292
Mental Health	236	98	0	334	229	96	0	325
Transitional Shelters	285	220	169	674	305	261	179	745
Total	3249	1427	1325	6001	3271	1572	1367	6210

The 2002-03 census shows an overall increase of 209 persons or 3% since 2001-02 for a total of 6210 homeless persons. Over the past ten years, Boston's homeless population has increased by 47%, from 4,411 in 1992 to 6,210 in 2003. As a percentage of Boston's total population, however, Boston's homeless population continues to remain about 1%.

In January of 2000, the Center for Social Policy at the University of Massachusetts, Boston (UMass Boston) issued a report* with more detailed information on the characteristics of Boston's homeless individuals and families.

The UMass report supplements and enhances the findings from the City of Boston's Winter 1999-00 Homeless Census when the number of homeless persons counted was 5,820 (7% less than the 2002-03 Homeless Census). Unfortunately, this report, which included an in-depth survey of the homeless, has not been updated. The following are excerpts of the findings from the 2000 report regarding the characteristics of homeless individuals and families:

Homeless Individuals

On December 13, 1999, a survey was conducted of a sample of homeless persons served at the largest shelter programs in Boston. These comprise the Pine Street Men's Inn and Long Island Shelter programs, including the Long Island Shelter, Annex, and Woods Mullen. Staff from these shelter programs interviewed one of every four persons staying at these sites that night. Respondents were asked to provide basic information about themselves, including: gender, age, race, veteran status, education, and income. Volunteers from the Center for Social Policy then entered these data into a computerized record keeping system. On the evening of December 13, 1999, these four programs housed over 1,000 persons; 244 interviews were attempted, out of which 207 were completed, for a total response rate of 85 percent. The following describes the characteristics of those housed in these Boston Emergency Shelter programs that night.

- About one-third of the population was White; one-third African American; 20% Latino; and the remaining were a mix of Asian, Pacific Islander, Multiracial, Native American, and other.
- The average age of those seeking shelter at these sites on that night was 43 years old. Four percent of those surveyed were under the age of twenty-four.
- Just under two-thirds have never been married; 20% were divorced; the remainder were separated, married, or widowed.
- Almost one of every five persons surveyed served time in the military.
- Half had less than a high-school diploma; 39% had a high-school diploma or GED; just over 10% had some college experience.
- Just over one-third of those seeking shelter had no source of income; 58% had one source of income; 6% had more than one source of income. For those who reported the amount of their income, the average was \$630 per month.
- More than half of those surveyed reported SSI, SSDI, or Social Security as their primary income source, with an average monthly income of \$560.
- About one-fourth of those surveyed reported income from employment.

*From: *A Preliminary Look at Boston's Homeless Population* By: Michelle Hayes, Michelle Kahan, and Tatjana Meschede
With: Donna Haig Friedman, Samara Grossman, John McGah, Jim McNulty, Philip Mugo, Bill Silvestri, and Jenna Strazzula
Center for Social Policy, McCormack Institute of Public Affairs University of Massachusetts
Boston January 2000

- Two-thirds reported having a primary disability. These disabilities include: substance abuse, medical problems, mental illness, dual diagnosis (mental illness and substance abuse), and other impairments.
- Slightly less than two-thirds of the population reported having some type of health insurance. The most common type of insurance was Medicaid/MassHealth.
- Close to 60% of the Long Island population reported being homeless for two years or less, some as little as one month. Twenty percent reported being homeless for more than five years, with half of those homeless more than ten years. This information was only collected from those seeking shelter at the three Long Island Programs.
- The majority of those seeking shelter reported living in another shelter, rented home or apartment, or the homes of relatives or friends before sleeping at their current shelter.

Homeless Families

With funding from the City of Boston, the Transition to Work (TTW) Collaborative, a group of eight family shelters, has been tracking all families served since April 1, 1997. Through a collaboration with the Center for Social Policy, information has been collected from all of the families participating in TTW. To date, over 250 families have participated in the program. Information gathered from these families thus far is described below.

- Ninety-five percent of heads of household served were female; 5% male.
- More than half of those served were African American; one-quarter Latino; 8% other; 7% White; and the remaining Multiracial, Asian, Pacific Islander, or Native American.
- The average age of those served by TTW was thirty. Most were between 20 and 28 years of age. Two heads of household were less than 19 years of age; and two were older than 50 years of age.
- Seventy-two percent of those served have never been married. Ten percent were married, 9% divorced, and the remaining were either separated, married, or widowed.
- The majority of the families served through the program were single parents with children. The 263 families in the sample encompassed 735 individuals.
- Almost two-thirds had less than a high-school diploma or GED.
- Just under half of those served reported receiving income from more than one source.
- Twenty families reported no income upon entrance to the program. The average monthly income for all heads of household was \$585.
- One hundred and seventy-four families reported receiving TAFDC, with an average monthly cash benefit of \$439. Fifty-seven families reported income from earnings with an average monthly wage of \$644. Twelve of the 57 employed also received TAFDC.

- Fourteen heads of household reported receiving alimony or child support, at an average of \$265 per month.
- The majority of those seeking shelter with their families had lived “doubled up” with friends and family or in rented homes or apartments before seeking TTW services.
- Four out of every five families that exited the program moved into subsidized housing.
- Thirteen percent went to market-rate units; the remainder either moved in with family or friends or went to other types of housing.

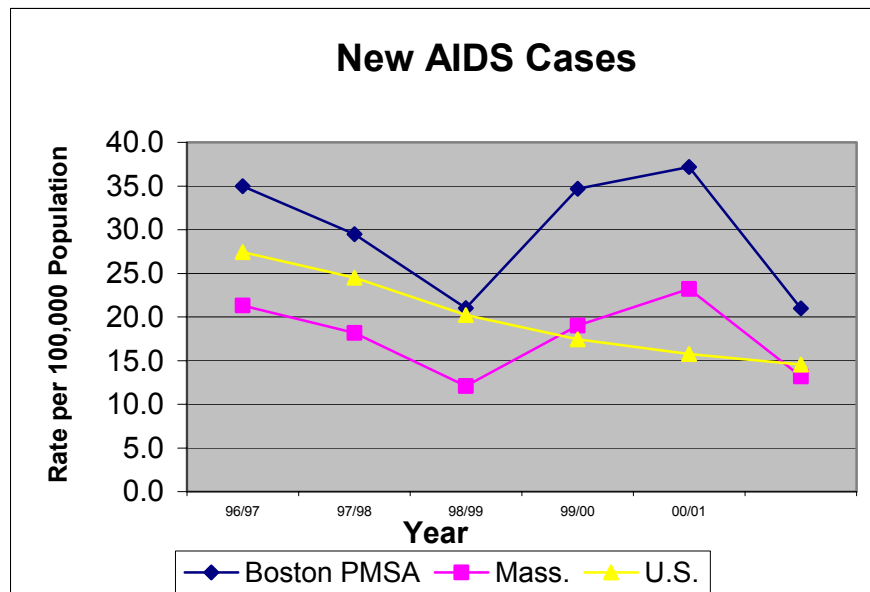
Housing Needs of Non-Homeless Persons with Disabilities

Persons With HIV/AIDS and their families

According to the latest data from the Center for Disease Control¹, a total of 14,645 cumulative cases of AIDS have been diagnosed in the Boston Primary Metropolitan Statistical Area² by the end of June 2001. Of these, an estimated 7,073³, or 48%, are living.

Persons With AIDS					
Area	July 1999 – June 2000		July 2000 – June 2001		Persons Living W/ AIDS
	New Cases	Rate	New Cases	Rate	
City of Boston					2,325 ⁴
Boston PMSA	1,226	37.2	715	21.0	7,073
Massachusetts	1,487	23.2	838	13.2	8,020
U.S	42,923	15.7	40,894	14.5	351,607

While the number of new cases of AIDS continues to grow, both the number of new cases diagnosed each year and the annual rate of new cases per 100,000 persons is dropping.



¹ Centers for Disease Control and Prevention. *HIV/AIDS Surveillance Report*, 2002; 13 (No. 1).

² The Boston PMSA (Primary Metropolitan Statistical Area) includes much of eastern Massachusetts, but *does not* include the areas around Lawrence, Lowell, Brockton and Worcester.

³ Persons living with AIDS data as mid 2001. Source: Centers for Disease Control and Prevention. *HIV/AIDS Surveillance Report*, 2003; 8 (No. 3).

⁴ City living case data is as of January 1, 2003. Source: Massachusetts Department of Public Health AIDS Surveillance Unit.

More importantly, a combination of earlier diagnosis, the availability of new medications and improved access to health care services have resulted in substantially increased longevity for persons with AIDS. This longevity has resulted in a reduced need for hospice type housing and care, but the number of AIDS cases continues to grow, continuing a need for responding to the housing needs of those with HIV/AIDS.

Race/Ethnicity

To determine the type and quantity of housing that is needed, a closer examination of the demographics in terms of race/ethnicity, mode of transmission and place of residence is needed. Blacks and Hispanics have a higher rate of HIV/AIDS than do Whites. In Boston, per 100,000 population, 590 Whites are affected while 1,162 Blacks and 792 Hispanics are affected. 56% of all cases of HIV/AIDS in Boston are Blacks or Hispanics, compared to the fact that these groups make up 38% of the total population. This is significantly different than statewide figures, as Blacks and Hispanics make up 50% of HIV/AIDS cases but only 12% of the total Massachusetts population.

City of Boston Living HIV/AIDS Cases By Race/Ethnicity, January 2003						
	Population (2000)	Living HIV Cases	Living AIDS Cases	Total Living HIV/AIDS Cases	HIV/AIDS Per 100,000 Population	New HIV/AIDS Cases Per 100,000 Population
White, non- Hispanic	291,561	831	888	1,719	590	15
Black, non- Hispanic	140,305	614	1,017	1,631	1,162	63
Hispanic	85,089	287	387	674	792	39
Boston Total	589,141	1,784	2,325	4,109	697	39

When looking more closely at the City of Boston, the rate of new infections is also significantly higher for Black, non-Hispanics than for Whites or Hispanics. In addition, while 51% of HIV cases among Whites have converted to AIDS, 62% of HIV cases occurring among Blacks have converted to AIDS. As Blacks tend to be of lower income, there may be a connection between access to adequate health care and this conversion rate.

Mode of Exposure

For the last decade, there has been a trend away from exposure by sex between men (MSM) towards exposure through intravenous drug use (IDU). Since 1992, the statewide number of AIDS cases linked to intravenous drug use (IDU) has exceeded the number linked to those who have sex with men (MSM). AIDS service providers have responded to the increase in exposure through IDU by creating new and more extensive

outreach in communities of color and amongst intravenous drug users. These efforts have included proven methods of HIV/AIDS prevention through both education and needle exchange programs. There is a greater need for services for persons with AIDS with substance abuse problems and additional linguistically targeted outreach, prevention and supportive services programs for Hispanics.

Geographic Distribution

The Boston PMSA consists of 129 cities and towns. Most of the living AIDS/HIV cases in the Boston PMSA are concentrated in the cities and towns that have at least 100 cases of persons living with AIDS/HIV. Boston alone accounts for 4,078 or 55% of the cases and the top 10 cities and towns together account for 77% of all of the cases in the Boston PMSA.

The enclosed map shows the concentration of living HIV/AIDS cases within the Boston Primary Metropolitan Statistical Area (PMSA). This area is also the Eligible Metropolitan Statistical Area (EMSA) or service area for the Housing Opportunities for Persons With AIDS (HOPWA) program funding allocation for the Boston EMSA. The funding is administered by the City of Boston on behalf of the EMSA.

Meeting the Housing Needs of People with HIV/AIDS

Addressing the priority housing and supportive housing needs of persons with HIV/AIDS is a high priority for the City of Boston. The City administers a HUD Housing Opportunities for Persons with AIDS (HOPWA) allocation on behalf of the Boston Eligible Metropolitan Statistical Area (EMSA) and also uses its HOME and CDBG funds to assist the development of housing projects with units for people living with HIV and AIDS (PLWHA). Based on input from the Mayor's AIDS Housing Task Force and on consultation with AIDS housing and service providers throughout the metropolitan area, the priorities for the use of the HOPWA funds to date have been:

- Provide tenant-based rental assistance using HOPWA and other funds to enable low-income PLWHA to remain in their existing residence or obtain a new one, as appropriate.
- Provide supportive services and case management services in conjunction with rental assistance to ensure that the housing is provided as part of a continuum of care for PLWHA.
- Provide technical assistance to housing and supportive service providers outside Boston to encourage the development of additional supportive housing for PLWHA throughout the Boston EMSA.
- Provide housing counseling, search services and move-in assistance through metro-wide housing

Number and Type of AIDS Housing Units

With the addition of about 715 new cases of AIDS per year in the Boston MSA and the increasing longevity of PWLHA, the need for additional supportive housing beyond the current stock of approximately 688 units (436 dedicated units and 252 rental vouchers) will continue to grow. But this housing will need to meet the changing needs of this population. Single-room occupancy units (32% of the units), which were important when a higher level of day-to-day assistance was needed with those with AIDS, are less important today. More housing is needed to address the needs of long-term cases of HIV/AIDS and specifically for those who need to address the disease and other problems, especially drug addiction. This need may be best met by permanent rental housing coordinated with a variety of services. Currently, rental assistance vouchers account for 37% of the units made available to those with AIDS. These vouchers create a greater level of choice in terms of where the client can live, and community based HIV/AIDS agencies have been able to meet the service needs despite the disconnection between housing and services.

At this point in the epidemic, there is still a need for some specialized housing facilities, primarily for those who have been diagnosed not only with HIV/AIDS but also with other problems such as drug addiction. This segment of the population aside, the overarching need is for an overall increase in affordable housing. Simply increasing the number of housing units is not sufficient. Many clients face difficulties in accessing affordable housing, either due to a drug history record, a lack of security deposit money or both.

Geographic Distribution of AIDS Units

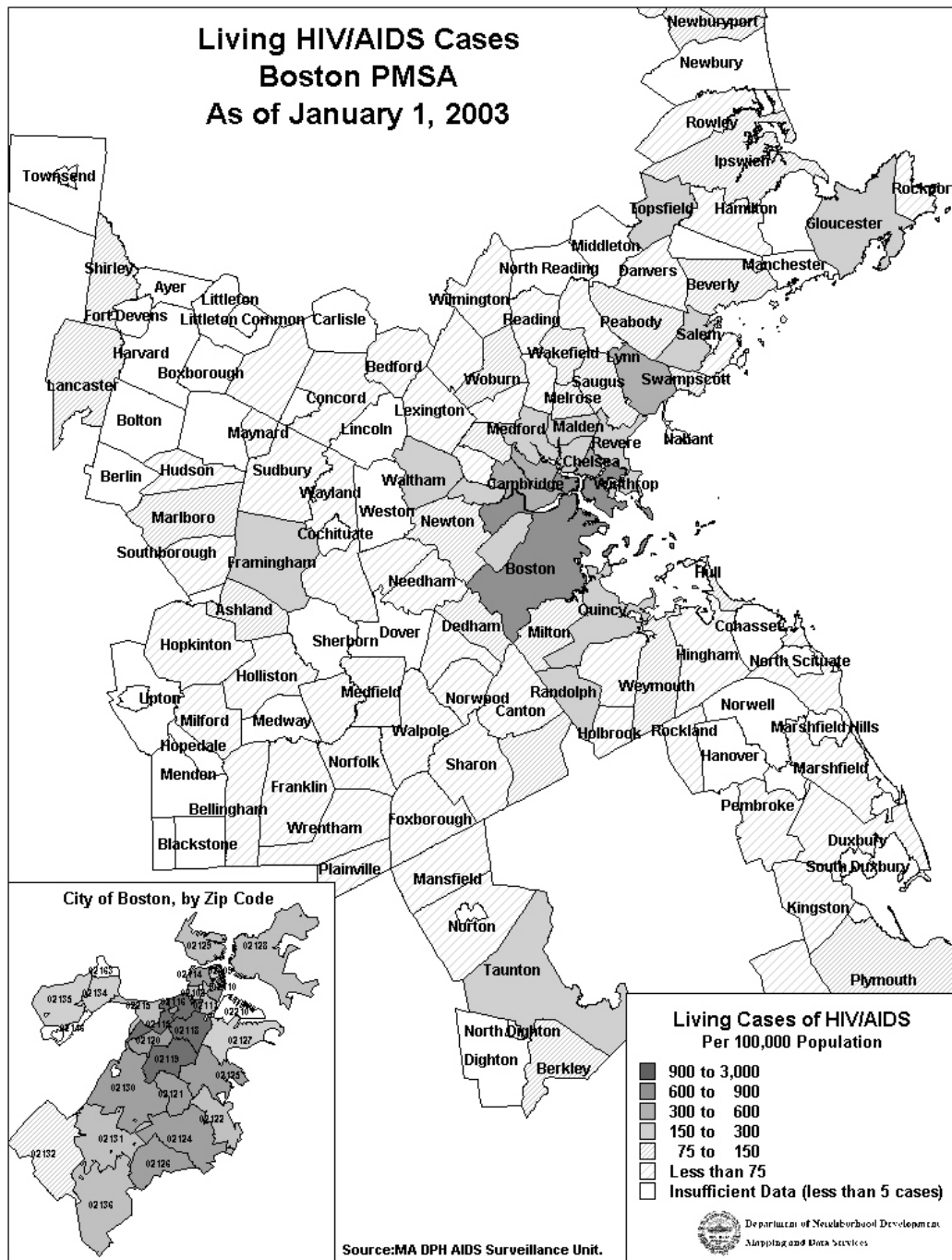
Of the 436 dedicated units available for those living with HIV/AIDS, 80% are located in the City of Boston. Only five other cities and towns (Cambridge, Framingham, Lynn, Quincy and Topsfield) have such facilities. This fact alone reveals the need to increase the availability of HIV/AIDS units across the greater Boston area.

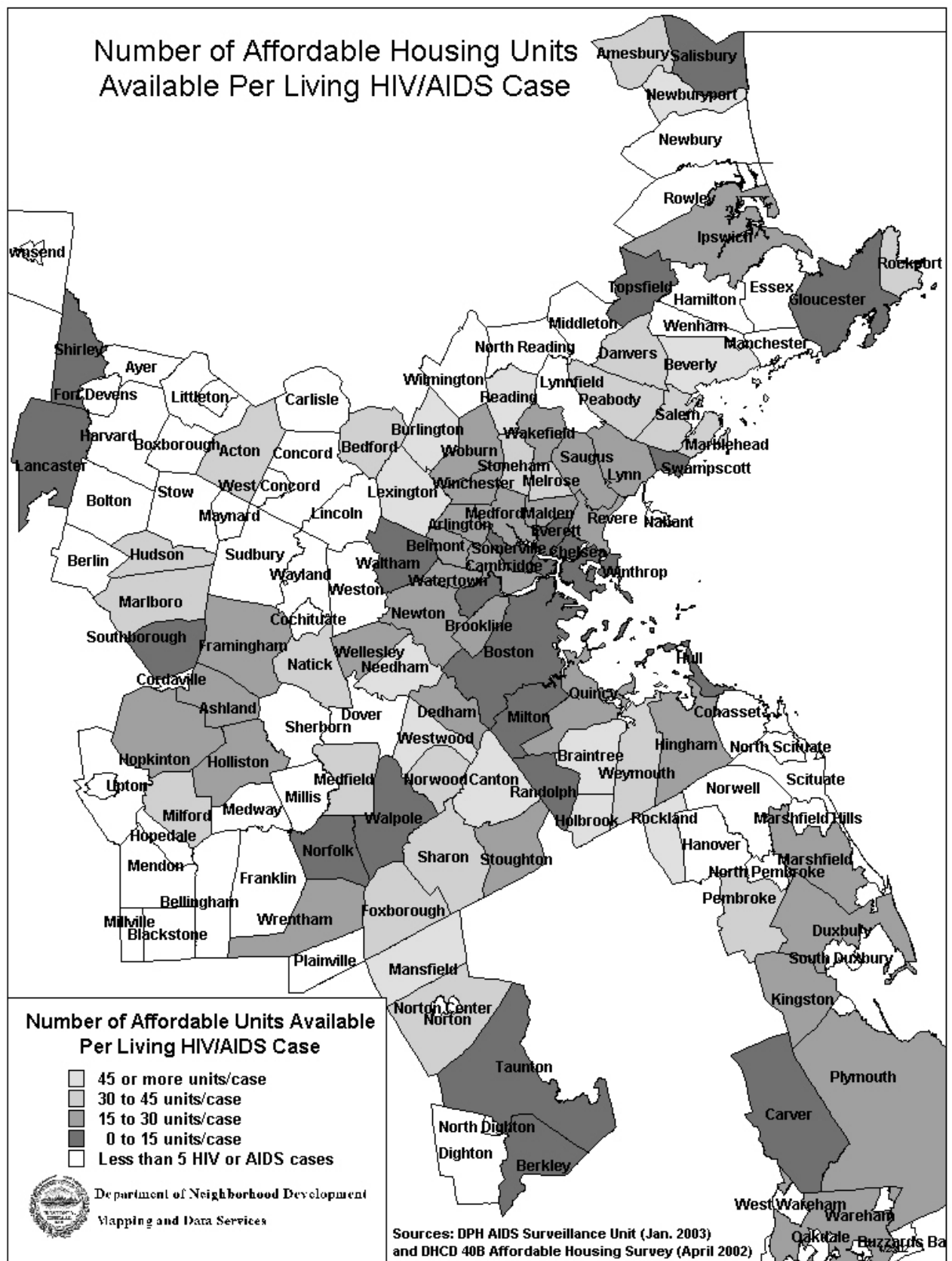
Another way to look at the need is to examine how many affordable units are available to any given person with HIV/AIDS. Many clients do not need specialized housing, but do need low-income, affordable housing. In this respect, an examination of how many affordable units are available per HIV/AIDS case gives an indication as to where they will find it easiest to access such a unit. As the map below reveals, finding an affordable unit in Boston is extremely difficult and is also difficult in towns and cities such as Taunton, Gloucester, Randolph, Waltham, Somerville, Everett and other towns.

Strategy

Programs/funding: Currently, HOPWA funds are used to meet the service needs of persons with HIV/AIDS in Boston and throughout the Boston EMSA. The Department of Neighborhood Development (DND) manages these funds through the Homeless and Supportive Housing Program. This program combines support for housing information

services, supportive services and the creation of units set-aside for those with HIV/AIDS.



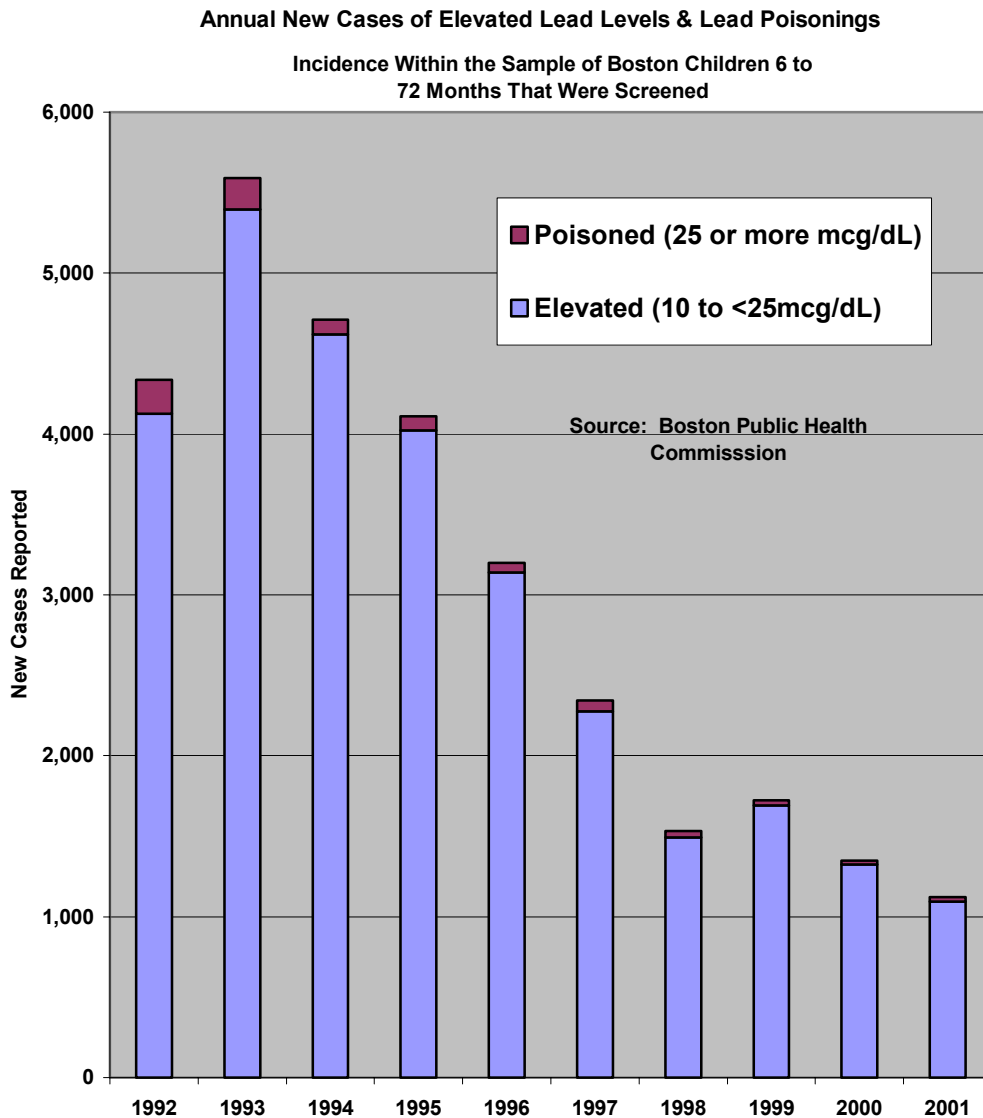


Distribution of Living AIDS/HIV Cases and Dedicated AIDS Housing Units Boston Primary Metropolitan Statistical Area (PMSA), as of 1/1/2003						
Range: No. of Cases	City or Town	AIDS Cases	AIDS Units	HIV Cases	HIV & AIDS Cases	Percent of Total PMSA HIV & AIDS Cases
Less than 10 AIDS/HIV Cases*	Count = 73	100*	0	78*	178	2.4%
10 – 49 AIDS/HIV Cases	Amesbury	N/A	0	N/A	10	
	Arlington	18	0	16	34	
	Ashland	6	0	7	13	
	Belmont	N/A	0	N/A	17	
	Beverly	20	0	12	32	
	Braintree	13	0	9	22	
	Burlington	7	0	6	13	
	Danvers	N/A	0	N/A	12	
	Dedham	9	0	12	21	
	Hudson	N/A	0	N/A	11	
	Hull	N/A	0	N/A	15	
	Ipswich	N/A	0	N/A	15	
	Lexington	7	0	5	12	
	Marblehead	N/A	0	N/A	10	
	Marlboro	20	0	17	37	
	Marshfield	N/A	0	N/A	16	
	Melrose	14	0	10	24	
	Milford	11	0	5	16	
	Milton	17	0	10	27	
	Natick	9	0	13	22	
	Newburyport	N/A	0	N/A	14	
	Norwood	11	0	10	21	
	Peabody	26	0	14	40	
	Plymouth	22	0	23	45	
	Salisbury	N/A	0	N/A	10	
	Saugus	10	0	13	23	
	Stoneham	N/A	0	N/A	11	
	Stoughton	13	0	13	26	
	Swampscott	8	0	6	14	
	Topsfield	7	7	5	12	
	Wakefield	15	0	6	21	
	Walpole	N/A	0	N/A	11	
	Wareham	10	0	11	21	
	Wellesley	7	0	10	17	
	Woburn	25	0	15	40	
10 – 49 AIDS/HIV cases*	Count = 35	398*	7	307*	705	9.5%
50 – 99 AIDS/HIV cases	Brookline	46	0	49	95	
	Everett	51	0	42	93	
	Gloucester	38	0	28	66	
	Medford	50	0	34	84	
	Newton	36	0	29	65	
	Randolph	27	0	35	62	
	Salem	54	0	21	75	
	Watertown	31	0	22	53	
	Weymouth	32	0	18	50	
	Winthrop	30	0	21	51	
Subtotal	Count = 10	395	0	299	694	9.3%
100-499 AIDS/HIV cases	Cambridge	172	39	138	310	
	Chelsea	82	0	72	154	
	Framingham	65	12	59	124	
	Lynn	163	7	117	280	
	Malden	85	0	77	162	
	Quincy	92	5	75	167	
	Revere	59	0	50	109	
	Somerville	144	0	104	248	
	Taunton	57	0	46	103	
Subtotal	Count =10	987	63	788	1,775	23.9%
Over 500 AIDS/HIV cases	Boston	2,315	366	1,763	4,078	54.9%
Subtotal: cities & towns with 10+ AIDS/HIV cases	Count = 56	4,095*	688**	3,157*	7,252	97.6%
Total*	Count = 129	4,195*	688**	3,235*	7,430	100%

Lead-Based Paint Hazards

Childhood Lead Poisoning in Boston

Significant progress has been made in reducing childhood lead poisoning in Boston. As the chart below shows, there have been dramatic decreases in both the number of new cases of childhood lead poisoning (25 or more micrograms of lead per deciliter of blood) and the number of children with elevated blood lead levels (10 or more micrograms per deciliter of blood). There were only 28 new cases of childhood lead poisoning in Boston in 2001 (2002 data are not yet available).



Despite this progress, elevated blood lead levels remains a significant problem. The Mass. Childhood Lead Poisoning Prevention Program reported 1,123 children with elevated blood lead levels during calendar year 2001. The U.S. Centers for Disease

Control and Prevention calls 10 mcg/dL a “childhood lead exposure of concern”, enough in children’s bodies to slow normal growth and development and cause loss of intelligence, learning disabilities, hyperactivity, aggression and school failure.

While Boston’s aggressive lead abatement and lead poisoning education programs have continued to reduce the number of children in this age group with elevated blood levels, the rates remain too high and continue to pose a serious health risk. Nevertheless, the City’s efforts have reduced the incidence of poisonings from approximately 200 in 1992 and 1993 to just 28 by the end of 2001.

The table that follows details lead-blood levels over the past 10 years.

Elevated Blood Lead Levels in Boston, 1992-2001

Calendar	Elevated	% of		% of		% of	Poisoned	% of	Number
Year	(>=10)	Pop.	(15-19)	Pop.	(20-24)	Pop.	(>=25)	Pop.	Screened
1992	4,338	23.6%	633	3.4%	278	1.5%	213	1.2%	18,412
1993	5,590	18.4%	717	2.4%	263	0.9%	196	0.6%	30,454
1994	4,711	14.6%	509	1.6%	175	0.5%	91	0.3%	32,166
1995	4,109	13.5%	418	1.4%	138	0.5%	85	0.3%	30,475
1996	3,198	11.1%	312	1.1%	121	0.4%	58	0.2%	28,719
1997	2,342	10.9%	290	1.4%	97	0.5%	66	0.3%	21,411
1998	1,530	8.0%	192	1.0%	57	0.3%	37	0.2%	19,019
1999	1,724	6.3%	194	0.7%	66	0.2%	32	0.1%	27,219
2000	1,350	5.3%	153	0.6%	35	0.1%	24	0.1%	25,453
2001	1,123	4.6%	101	0.4%	37	0.2%	28	0.1%	24,537

Source: Boston Childhood Lead Poisoning Prevention Program, Boston Public Health Commission

It is also important to note that despite the steep drop in the citywide prevalence of elevated blood lead levels and lead poisoning in Boston since 1992, there are still areas of the city where the prevalence of elevated blood lead levels is significantly higher than the rest of the City. The prevalence rates in North Dorchester, South Dorchester, and Mattapan are approximately 2% above the citywide rate of 4.6%. These three neighborhoods account for over half of the children with elevated blood levels and just under half of the reported cases of lead poisoning.

Elevated Blood Lead Levels by Neighborhood, 2001

Neighborhood	Prevalence Rate (%)	# Elevated	# Poisoned	# Screened
Allston/Brighton	3.04%	30	1	988
Back Bay	1.30%	8	0	614
Charlestown	2.73%	20	1	732
East Boston	2.53%	73	3	2,889
Fenway	0.26%	1	0	383
North Dorchester	6.88%	252	1	3,661
South Dorchester	6.25%	268	8	4,291
Hyde Park	4.18%	60	6	1,436
Mattapan	6.76%	103	4	1,523
Jamaica Plain	4.31%	58	1	1,346
Roxbury	4.65%	96	2	2,063
West Roxbury	2.62%	26	0	991
North End	3.17%	6	1	189
Roslindale	4.47%	69	0	1,545
South Boston	4.24%	44	0	1,038
South End	1.06%	9	0	848
Citywide	4.58%	1,123	28	24,537

Source: Boston Public Health Commission

Definitions: Elevated (Pb \geq 10ug/dl), Poisoned (Pb>25ug/dl)

The map on the following page shows how the prevalence of elevated blood lead levels is distributed across Boston's neighborhoods.

Age of the Housing Stock

The age of Boston's housing stock is a major factor contributing to the risk of childhood poisoning. Many of these older homes were constructed prior to the prohibition of lead in paint. According to Federal Census 2000 data, the City of Boston had 239,528 housing units in 1999.

Boston Housing Units by Years Built

Year Built	# Owner Occupied	# Renter Occupied	Total Housing Units	% of Total
Pre-1950	55,821	96,596	152,417	63.63%
1950-1959	5,186	12,055	17,241	7.20%
1960-1969	5,094	16,755	21,849	9.12%
1970-1979	1,267	18,999	20,266	8.46%
1980 to 1988	2,760	11,179	13,939	5.82%
1989 to 1999	4,454	9,362	13,816	5.77%
Total	74,582	148,208	239,528	100%

Of these, 211,773 units (92.5%) were build prior to 1980. Assuming that most of the units built in 1979 can be expected not to have used lead paint (use of lead in paint was lead paint was prohibited in 1978) we estimate that about 210,185 or 88% of Boston's housing units are likely to contain lead paint

3) Housing market analysis

General Characteristics of the Housing Market

The Policy Development and Research (PD&R) Division of the City of Boston's Department of Neighborhood Development tracks housing sale price trends, rents, and foreclosure activity on a quarterly basis. These **Residential Trends** reports are posted on the City of Boston's web site at: http://www.cityofboston.gov/dnd/U_Reports_and_Maps.asp

The following is a summary of the major trends in Boston's housing market as of 9/30/2002. Delays at the Suffolk County Registry of Deeds make it impossible to give more current information.

Housing Sales

When comparing the year ending September 2001 (FFY2001) with the year ending September 2002 (FFY2002), Boston's median home sale price increased by 16% (from \$259,000 to \$301,000). This is lower than the 27% increase in prices during calendar year 2000, but higher than the 11% increase during calendar year 1999. After a period in which sales volume decreased but sales prices increased (reflecting a lack of overall supply), volume increased from 2000 to 2001 by 5.7%. Condominium sales are the sole source of this increase, with an 11.6% increase in sales volume. Single-family home sales remained steady (a 0.3% drop in sales), while two-family and three-family home sales fell (-5.8% and -4.6% respectively). During 2002, a significant number of newly constructed condominiums became available in the South End and Downtown. This trend will continue during the first half of 2003, when the last large-scale condominium development projects are completed and sold. Despite this impending change in the condominium market, continued increases in prices in all categories indicate that there is still life in the market, which will likely encourage the continued conversion of two- and three-family properties into condominiums.

Rents

Based on a monthly survey of apartments advertised for rent in the Boston Globe, the median advertised rent for a 2-bedroom apartment in Boston for FFY2002 was \$1,500 per month. This is a 6.3% decrease from the previous year. This, combined with a 32% increase in the number of advertisements for two-bedroom units, is indicative of a market that has softened considerably since 2000.

The softening of the market is not occurring evenly across the city. While advertisements are generally on the increase across the city, asking rents for certain bedroom types and in certain neighborhoods such as Dorchester, Hyde Park, Roslindale, Roxbury and South Boston have increased. While it is clear that demand for apartments at the upper end has decreased, there is continued demand for units in the mid-market range.

Foreclosures

During the year ending September 2002, only 44 foreclosures were recorded, an 8% drop over the previous year (48 foreclosures). This is a less drastic drop over the previous year, when foreclosures fell from 135 in the year ending September 2000 to 48 in the year ending September 2001, a drop of 64%. Despite the continued drop in the number of foreclosures, indications are that the foreclosure rate bottomed out in late 2001/early 2002 and that there has been a slight increase in the number of foreclosures during 2002. With interest rates at historic lows and continued buoyancy in sales prices, it is unclear whether there will be a significant increase in foreclosures due to the general downturn in the economy.

Abandoned Property

Every summer, the DND/PD&R conducts a survey of abandoned buildings in Boston. The 2002 survey identified a total of 426 abandoned buildings, a decrease of 30% since 2000 and 60% since the survey began in 1997. City of Boston housing and commercial development programs, paired with a generally healthy real estate market contributed to the rapid decline in the number of abandoned buildings. Though there has been a recent downturn in the overall economy, there are no indications that there will be an increase in residential abandonment, but weaknesses in the commercial sector are contributing to the closure of commercial properties, especially older warehouse spaces.

The 426 abandoned buildings identified in 2002 consist of 274 residential properties and 152 commercial or mixed-use buildings. Complete results and a searchable list of the properties are available on the City's website at:
http://www.cityofboston.gov/dnd/U_Abandonment_Survey.asp

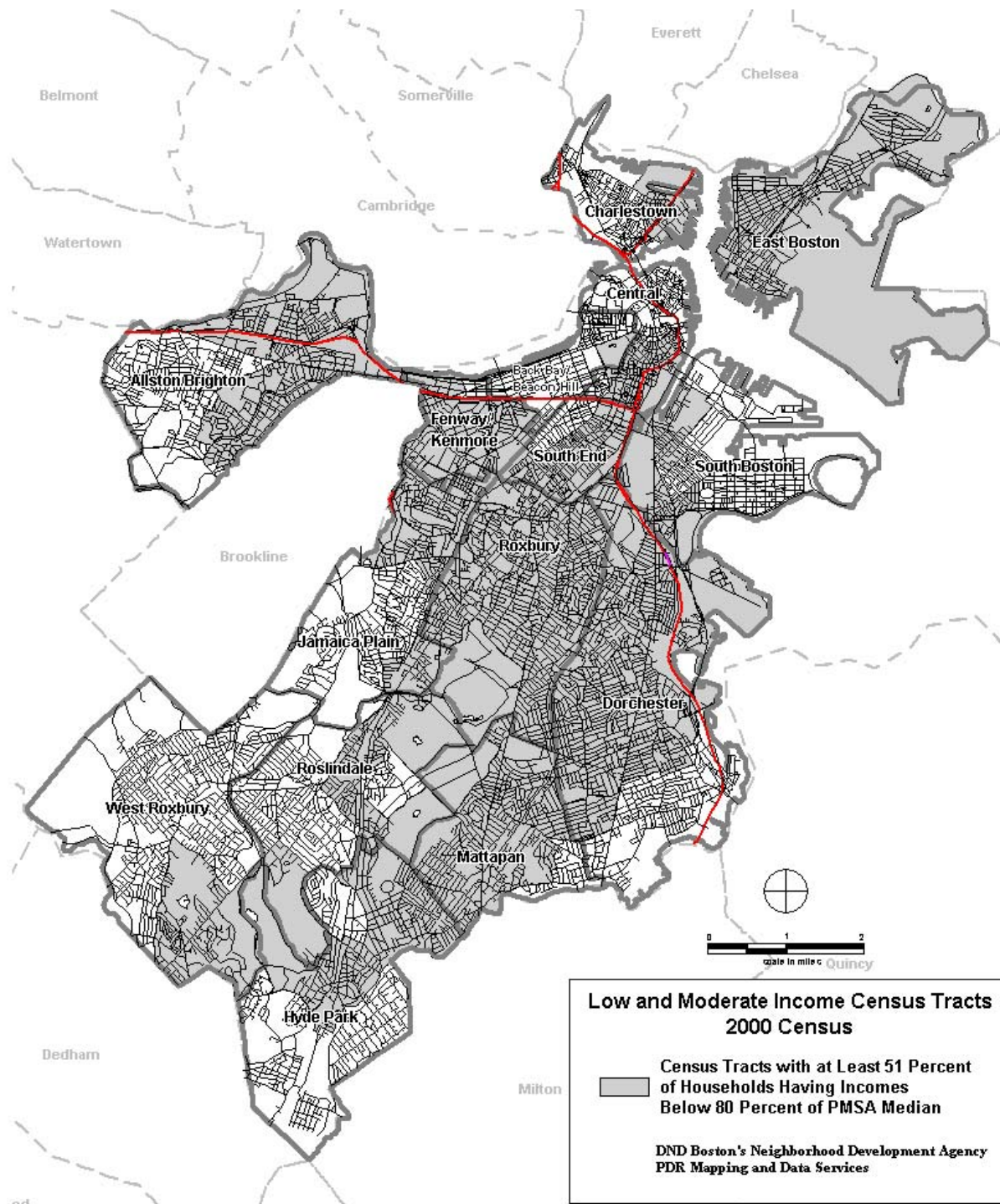
Areas with Concentrations of Low-Income Persons

As part of the Consolidated Plan, the City is required to identify areas with a concentration of low-income persons. We are not able to fully comply with this requirement at this time because the data needed to make this determination are not yet available. The calculations of the number and percentage of households in each Census block group or tract with incomes at or below 50% of the area median are to be provided by HUD in the special Census tabulations which HUD expects to make available in September of 2003. The City will update this section of the Consolidated Plan when the special tabulations become available from HUD.

However, HUD has made available 2000 Census data identifying low and moderate income areas (those Census block groups and tracts in which at least 51% of the households have incomes at or below 80% of the area median income) for purposes of the Community Development Block Grant (CDBG) Program. The map on the next page shows the distribution of the low-mod census tracts in Boston's neighborhoods.

The City had anticipated that many area that had qualified as low-mod areas in the 1990 Census would no longer qualify as such due to the influx of higher income households in some of Boston's formerly lower-income neighborhoods. However, this has turned out not to be the case because the low/mod area determination is based on the proportion of persons with incomes below 80% of the metropolitan area median income. Despite the marked rise in incomes in some of Boston's poorer neighborhoods, they remain low/mod income areas because of an even sharper rise in metropolitan area median income. In fact, more areas of Boston now qualify as low/mod areas than in 1990. Boston's citywide low-mod percentage (% of households with incomes under 80% of the area median) has increased from 51% in 1990 to 56.2%

For the purposes of the Consolidated Plan, HUD leaves it up to each locality to decide how to define "concentration of low-income persons". The most commonly used method for defining "areas with a concentration of low-income persons" is to identify census tracts in which 40% or more of the households have incomes at or below 50% of the area median household income. The problem with this approach is that if the median income in the locality is substantially lower than that of the metropolitan area (as is the case in Boston), most of the locality will appear to have a "concentration" of low-income persons even though household incomes in those areas may be comparable to the city-wide median income. Another approach is to identify areas in which the percentage of households with incomes under 50% of area median is at least 10% higher than the citywide percentage of such households. HUD requires the use of this approach to identify areas with a concentration of minorities. DND plans to utilize this latter approach when the data become available in September. However, we welcome and encourage comments on this methodological issue.



Areas with Concentrations of Racial/Ethnic Groups

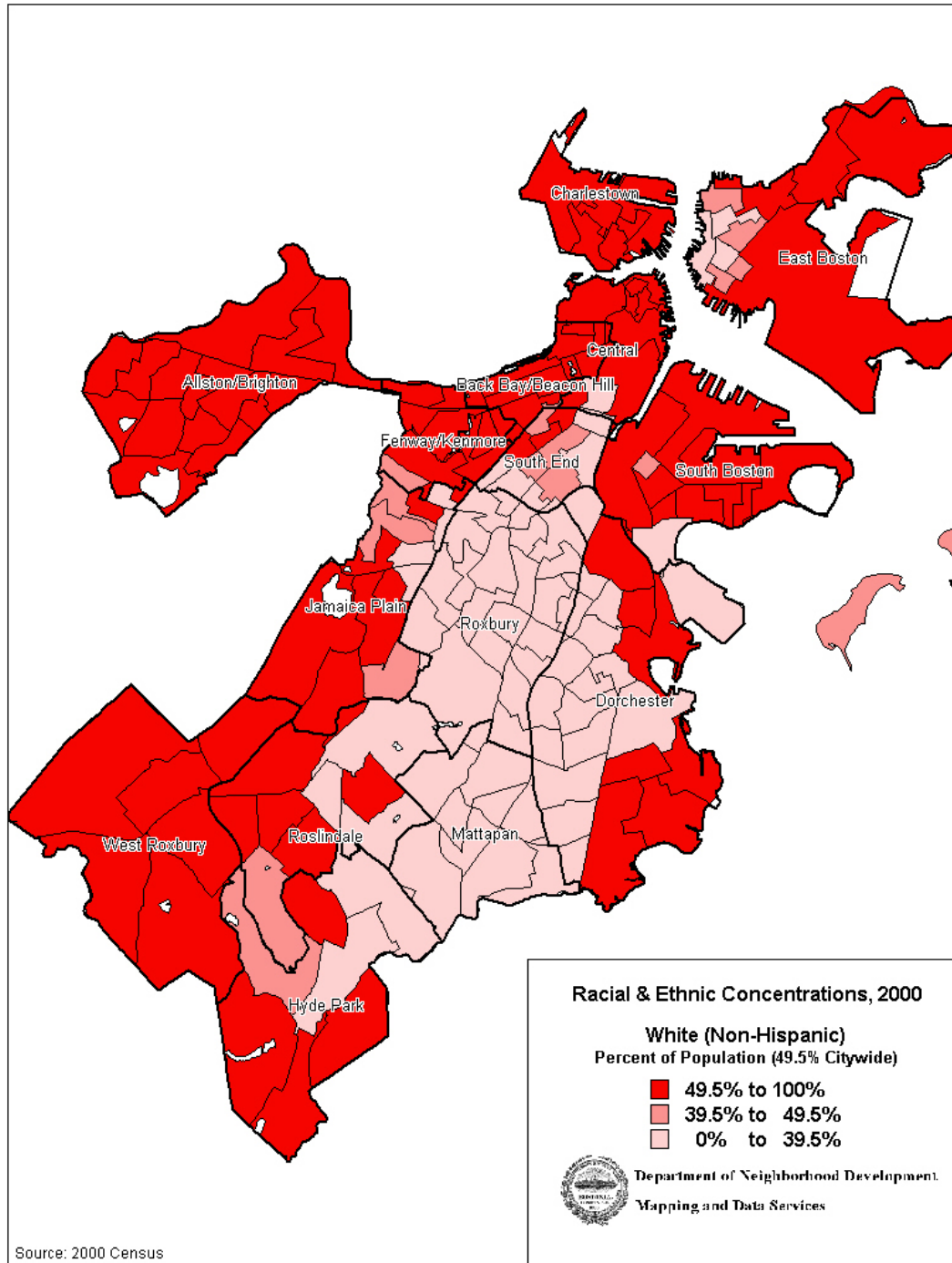
As of the 2000 Census, fewer than 50% of Bostonians categorize themselves as white (non-Hispanic). From 1990 to 2000, non-white racial and ethnic groups increased in population by 29%. At the same time, Boston's white population fell by 19%. While Boston's black population remained steady at 23.8%, there was a large increase in the percentage of Hispanic and Asian residents, which increased 37% and 48% respectively. This is in due in large part to an increase in the number of recent immigrants moving into the city, a pattern seen in cities across America.

Boston's Population by Race and Ethnicity						
Racial or Ethnic Group	Boston Population (2000)	Boston Percent (2000)	Boston Percent (1990)	U.S. Percent (2000)	U.S. Percent (1990)	Concentration Threshold (2000)
White*	291,561	49.5%	59.0%	69.1%	75.6%	N/A
Black *	140,305	23.8%	23.8%	12.1%	11.7%	33.8%
Hispanic	85,089	14.4%	10.8%	12.5%	9.0%	24.4%
Asian or Pacific Islander*	44,280	7.5%	5.2%	3.7%	2.8%	17.5%
American Indian *	1,517	0.3%	0.3%	0.7%	0.7%	10.3%
Other *	8,215	1.4%	1.0%	0.2%	0.1%	11.4%
Two or more races *	18,174	3.1%	--	1.6%	--	13.1%
Total Population	589,141	100%	100%	100%	100%	

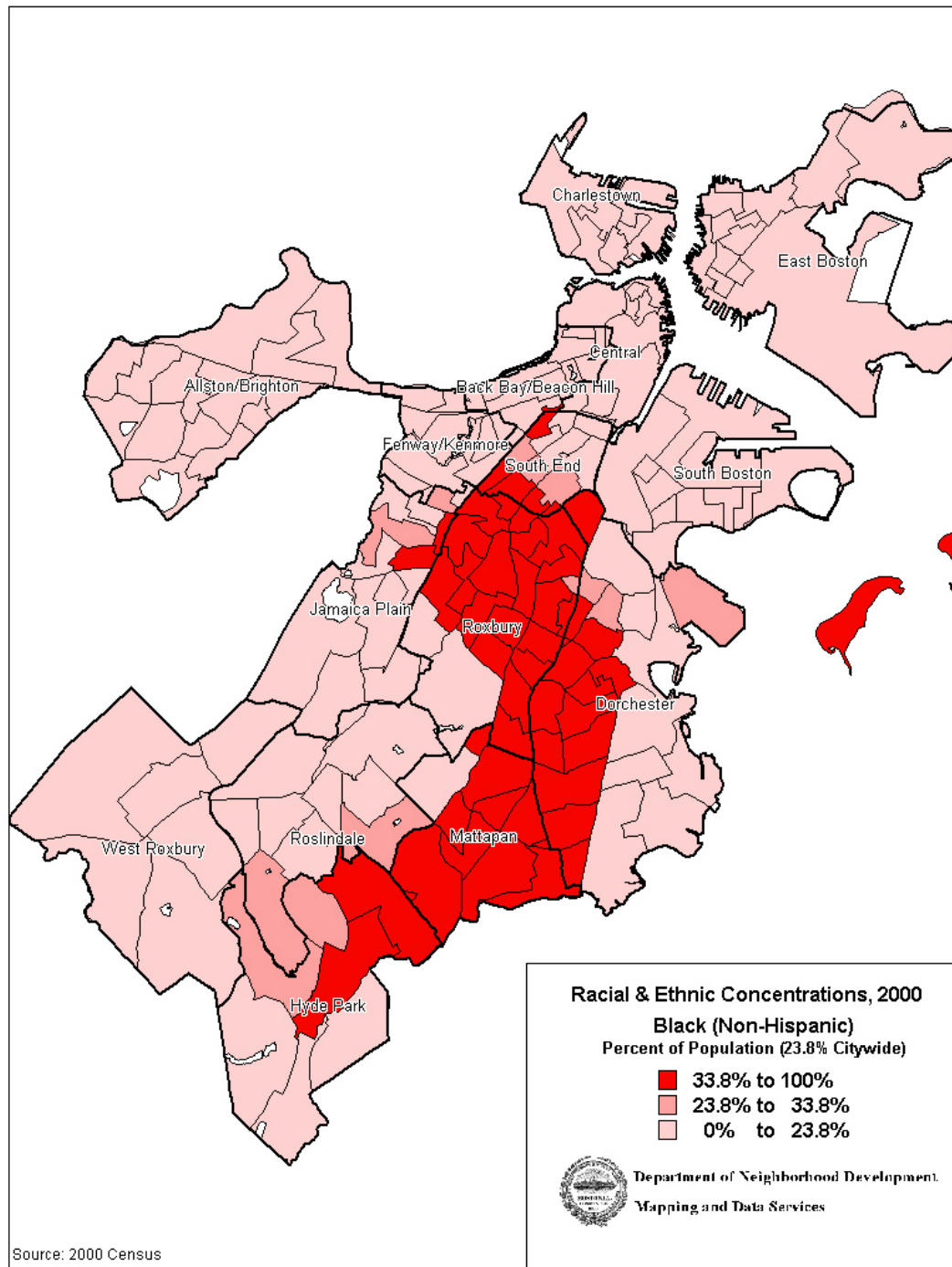
* Non-Hispanic

For purposes of the Consolidated Plan, the City has defined areas of racial/ethnic concentration as those census tracts with a percentage that is disproportionately greater (10% or more) than the citywide average for that particular racial or ethnic group. The maps on the following pages show those areas of concentrations of Boston's largest racial and ethnic groups.

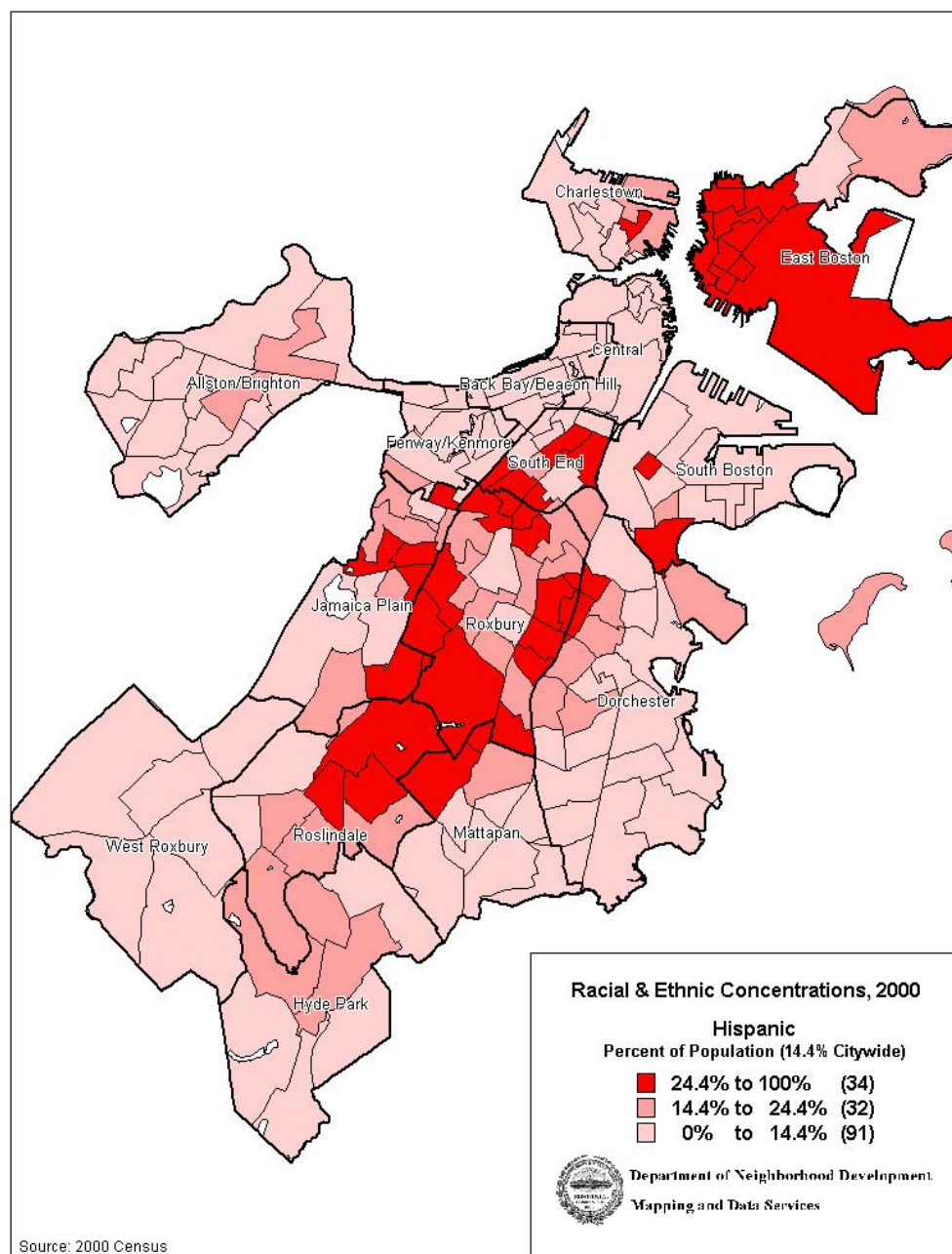
Map 1 on the following page shows those areas where the white, non-Hispanic population is greater than or less than what is expected. The lighter colored areas reflect the areas with the highest concentration of non-white residents.



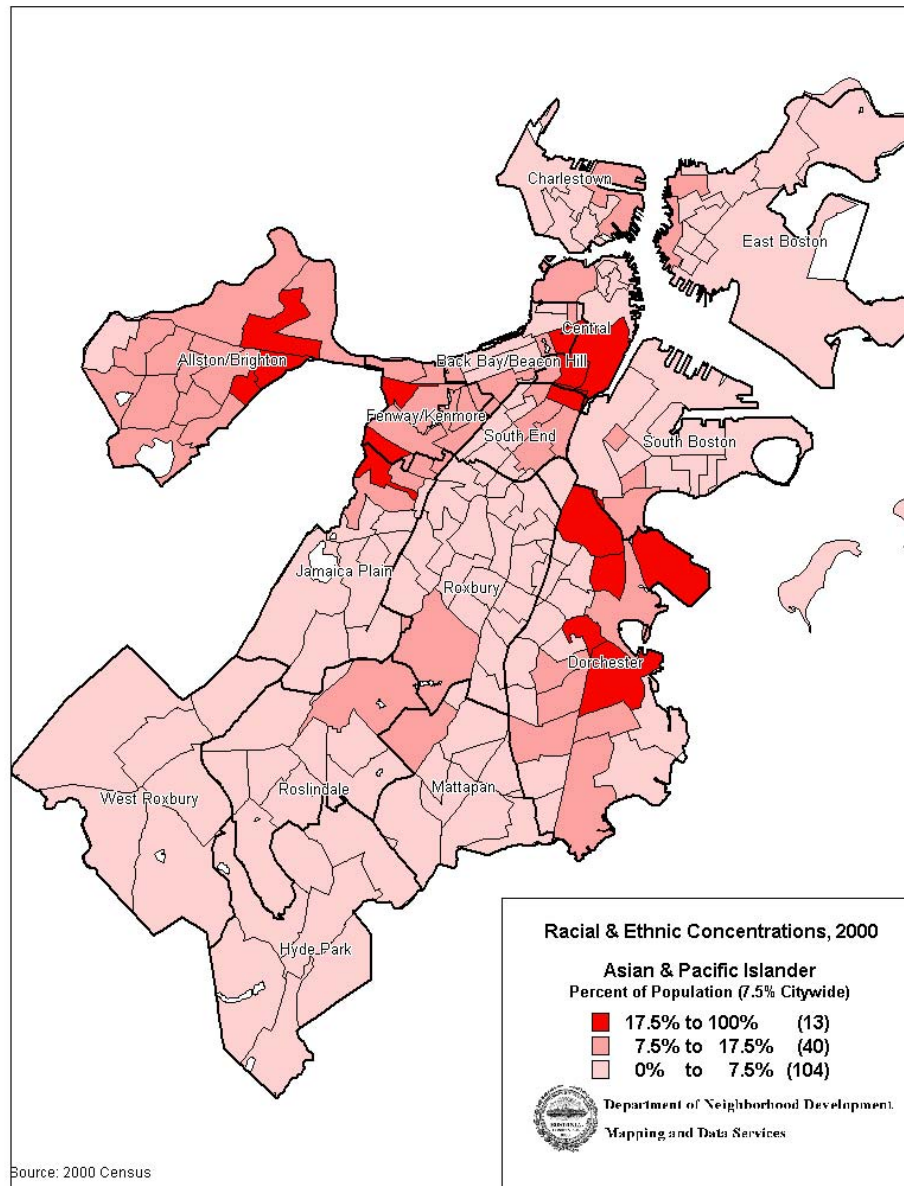
Map 2 (below) reveals that black residents of Boston continue to be concentrated in Roxbury, Mattapan and parts of Dorchester. There have been some changes in the pattern, in that there is a higher concentration of black residents in Hyde Park, and black residents are less concentrated in the South End (with the exception of Tent City), Mission Hill and Harbor Point.



Map 3 (below) depicts Boston's Hispanic population, which is concentrated in several sub-neighborhoods around the city. These concentrations include East Boston, the Villa Victoria section of the South End, the Madison Park, Dudley triangle and Egleston Square areas of Roxbury, the back of Mission Hill, and in Roslindale. This pattern can be attributed in part to the fact that immigrants from particular portions of Latin America settle in different parts of the City.



Map 4 (below) shows the distribution of Boston's Asian and Pacific Islander population. In 1990, Chinatown was the only area in which Asians were concentrated. In 2000, Asian concentrations can be found in Allston, Chinatown, Dorchester, The Fenway and Mission Hill. While Chinese make up the largest proportion of the Asian population in Boston, the concentration in Dorchester is largely Vietnamese.



There were no concentrations of American Indian residents or of those identifying as being a part of two or more racial/ethnic categories. There was a concentration of residents who identified themselves as “other race” in an area near Uphams Corner in Dorchester and along Dudley Street in Roxbury. A large number of Cape Verdeans live in these areas, and there is no clear-cut category in the census that accommodates this ethnic group.

Public and Assisted Housing Inventory

The Policy Development and Research Division of the City of Boston's Department of Neighborhood Development is in the process of updating the inventory and creating a comprehensive database of affordable housing within the City of Boston. We are also compiling data on the geographic distribution of affordable housing units within the Boston Metropolitan Area and across neighborhoods within the City of Boston.

According to the Commonwealth of Massachusetts' (Chapter 40-B) subsidized housing inventory, 49,149 or 19.63% of Boston's 250,367 year round housing units qualify as subsidized housing compared with a state-wide average of just 8.39%. Boston accounts for 9.9% of the state's total housing stock, but it accounts for 23.2% of the state's stock of subsidized housing units. Boston is one of only 9 municipalities in the Boston Metropolitan Area which have met or exceeded the state-wide Chapter 40-B goal of 10% subsidized housing. Only 27 of the state's 351 municipalities have met or exceeded this goal. The map on the next page shows the distribution of Chapter 40-B subsidized housing units within the Boston metropolitan area.

Geographic Distribution of Affordable Housing by Neighborhood

Roxbury and the South End have the highest number of affordable housing units in the city, with a combined total equaling 32% of the City's affordable housing stock. This is reflected in the fact 41.6% of the total housing units in each neighborhood is affordable. The concentration in both neighborhoods is due to a mixture of large public housing, Section 8 Project-Based, and non-profit sponsored developments. Neighborhoods such as Back Bay/Beacon Hill, Hyde Park and West Roxbury contain few public housing units and there has been limited non-profit housing activity.

Though much of the concentration of affordable housing is linked to older projects, many new projects are in Roxbury and Dorchester because of the availability of city owned and/or affordable land and buildings. A number of affordable units are being added in more central locations through Mayor Thomas Menino's Inclusionary Zoning program. In this program, large developments must include at least 10% affordable units, or payment is made to create affordable units at another location. As Chapter 40B requires that at least 25% of a units be affordable in a project, these units do not appear in the 40B affordable housing inventory.

Planning District	Number of Projects	Number of Units	Year Round Housing Units	Percent of Units
Allston/Brighton	36	3,854	30,897	12.5%
Back Bay/Beacon Hill	12	948	17,018	5.6%
Central	23	2,469	14,180	17.4%
Charlestown	12	2,180	7,709	28.3%
Dorchester	92	4,374	32,977	13.3%
East Boston	24	2,394	15,060	15.9%
Fenway/Kenmore	26	2,055	13,481	15.2%
Hyde Park	10	832	11,902	7.0%
Jamaica Plain	48	4,118	16,045	25.7%
Mattapan	44	2,098	13,079	16.0%
Roslindale	16	1,854	13,213	14.0%
Roxbury	202	9,260	22,247	41.6%
South Boston	19	3,135	14,992	20.9%
South End	86	6,324	15,204	41.6%
West Roxbury	8	1,349	12,364	10.9%

Source: 2000 Census count of year-round occupied housing units & 2001 State Chapter 40B affordable housing data.
 Note: There are a large number of projects that consist of scattered sites that can be located in as many as three Planning Districts. For this reason, all numbers are approximations but assessing information was used to assist in allotting the units to a particular Planning District.

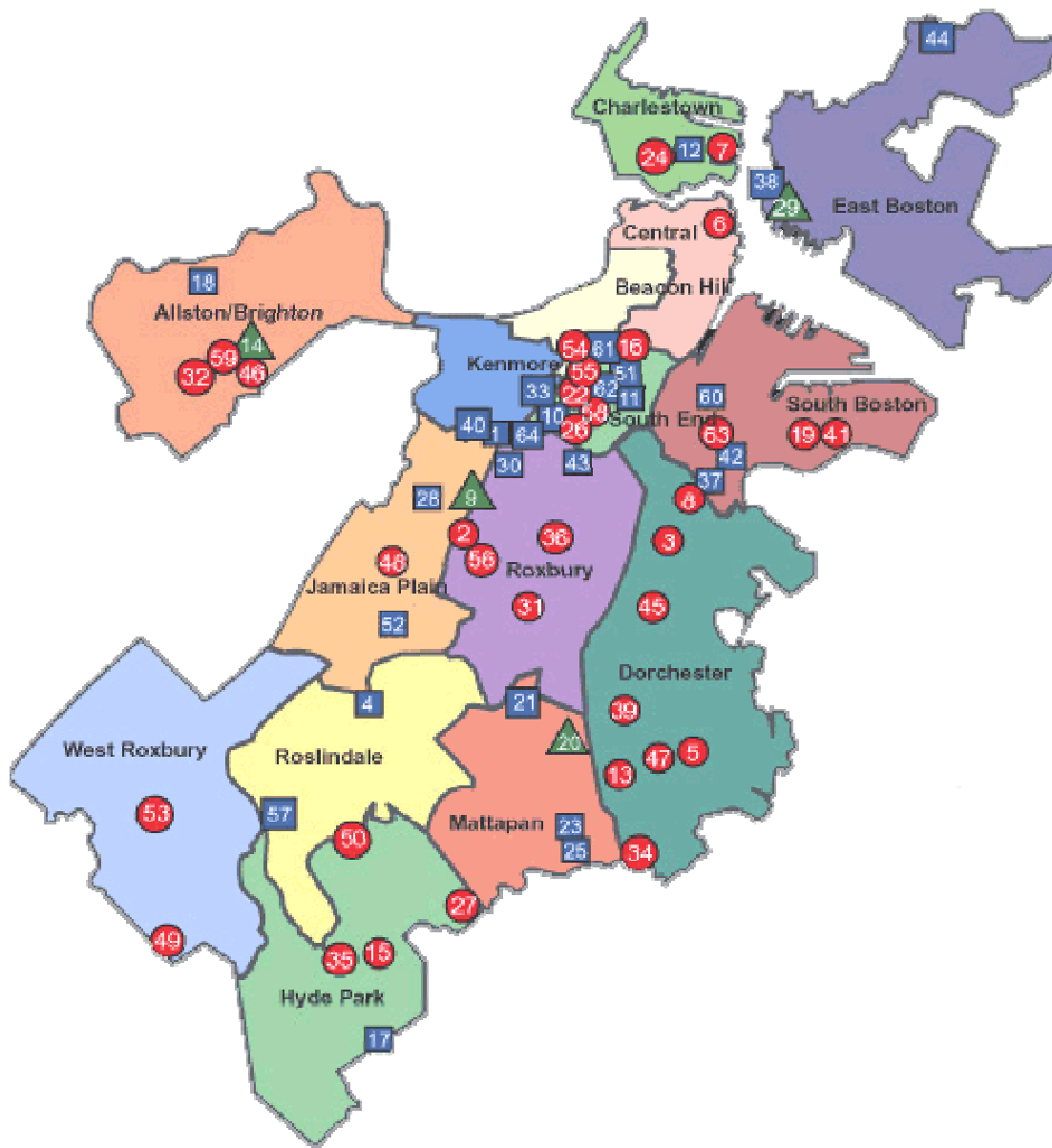
Public Housing

The Boston Housing Authority is a public agency that provides subsidized housing to low and moderate income individuals and families. Public housing serves households with incomes at or below 80% of area median while Section 8 Housing Choice Voucher Program serves households with up to 50% of area median for initial eligibility. At least 75% of Section 8 vouchers go to households that have incomes less than 30% of area median. The Authority receives federal and state assistance in order to operate its programs and, as such, is governed by any applicable housing regulations issued by the U.S. Department of Housing and Urban Development and the Massachusetts Department of Housing and Community Development. The Boston Housing Authority's programs and policies are consistent with the City of Boston's Consolidated Plan. For more information regarding the BHA's current programs and policies consult the BHA Annual and Five Year Plans available at www.bostonhousing.org or contact the BHA Planning Department, 52 Chauncy Street, Boston, MA 02111.

The Boston Housing Authority has 64 developments: 37 are designated as elderly/disabled developments and 27 are designated as family developments. The BHA currently owns approximately 14,000 units of housing in Boston and houses about 27,000 people under the public housing program. Public housing accounts for about 5.5% of Boston's 250,367 year round housing units and about 28% of Boston's affordable housing units. The implementation of the 1998 Quality Housing and Work Responsibility Act of 1998 requires the BHA to design an admissions policy to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The City supports the BHA's efforts to diversify the mix of lower income households in public housing and increase the number of working poor families as part of a broader strategy to reduce the concentration of poverty in the City.

In addition to public housing units, the BHA administers approximately 11,000 rental assistance vouchers that allow families to rent in the private market and apply a subsidy to their rent. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and the BHA pays the remainder. The BHA helps provide housing to approximately 25,000 people under this program.

On the following page is a map showing the locations of the BHA's family and elderly/disabled public housing developments. Tables on the two pages following the map list the BHA's elderly/disabled and family public housing developments with the number of available units and indicates whether or not development is covered by the BHA's capital funding program.



Legend: Red circle = Elderly/Disabled Development; Green triangle = Family and Elderly/Disabled Development; Blue square = Family Development

1	Alice Taylor	17	Fairmount	33	Lenox	49	Rockland
2	Amory Street	18	Faneuil	34	Lower Mills	50	Roslyn
3	Annapolis	19	Foley	35	Malone	51	Rutland
4	Archdale	20	Franklin Field	36	MLK Apts.	52	South St.
5	Ashmont	21	Franklin Hill	37	M.E. McCormack	53	Spring St.
6	Ausonia	22	Frederick Douglass	38	Maverick	54	St. Botolph
7	Basilica	23	Gallivan Blvd.	39	Meade	55	Torre Unidad
8	Bellflower	24	General Warren	40	Mission Main	56	Walnut Park
9	Bromley Park	25	Groveland	41	Mnsgr. Powers	57	Washington Beech
10	Camden	26	Hampton House	42	Old Colony	58	Washington Manor
11	Cathedral	27	Hassan	43	Orchard Gardens	59	Washington Street
12	Charlestown	28	Heath	44	Orient Hts.	60	West Broadway
13	Codman	29	Heritage	45	Pasciucco	61	West Concord
14	Commonwealth	30	Highland Park	46	Patricia White	62	West Newton St.
15	Davison	31	Holgate	47	Peabody	63	West Ninth St.
16	Eva White	32	J.J. Carroll	48	Pond St.	64	Whittier St.

Boston Housing Authority Elderly and Disabled Housing Developments

Project Name	Available Units March 2003	CFP Covered
Amory Street	185	Y
Annapolis Street	55	Y
Ashmont Street	53	Y
Ausonia Homes	99	Y
Basilica	5	N
Bellflower Street	113	Y
Codman Apartments	104	Y
Davison	46	Y
Eva White	101	Y
Foley Apartments	95	Y
Franklin Field Elderly	61	N
Frederick Douglass	76	Y
General Warren	94	Y
Groveland	60	Y
Hampton House	76	Y
Hassan Apartments	99	Y
Heritage Apartments	298	Y
Holgate Apartments	80	Y
John J. Carroll	63	Y
Lower Mills	179	Y
Malone Apartments	104	Y
Meade Apartments	39	Y
MLK Towers	102	Y
Monsignor Powers (L Street)	67	N
Pasciucco	85	Y
Patricia White	223	Y
Peabody Square	101	Y
Pond Street (M. Collins)	43	Y
Rockland Towers	69	Y
Roslyn Apartments	118	Y
Spring Street	103	Y
St. Botolph Street	132	Y
Torre Unidad	192	Y
Walnut Park	159	Y
Washington Manor	65	Y
Washington Street	81	N
West Ninth Street	83	Y
Total Elderly Public Housing	3708	

Boston Housing Authority Family Housing Developments

Project Name	Available Units March 2003	CFP Covered
Alice Taylor	366	Y
Archdale	280	N
Broadway	483	N
Bromley Park	554	Y
Camden Street	70	N
Cathedral	413	Y
Charlestown	1108	Y
Commonwealth	391	Y
Fairmount	199	N
Faneuil	254	N
Franklin Field	346	Y
Franklin Field Family	40	N
Franklin Hill	365	Y
Gallivan Boulevard	248	N
Heath Street	228	Y
Highland Park	26	Y
Lenox Street	305	Y
Mary E. McCormack	1016	Y
Maverick	411	Y
Mission Main	535	Y
Old Colony	841	Y
Orchard Commons	76	Y
Orchard Gardens	331	Y
Orient Heights	328	N
Rutland	13	Y
South Street	130	N
Washington Beech	265	Y
West Newton Street	134	Y
Whittier Street	199	Y
705-6 Condominiums	135	N
Total Family Public Housing	10,090	

Privately-Owned Assisted Housing

Most (77%) of Boston's affordable housing stock consists of publicly-subsidized but privately-owned (non-profit or for-profit) properties, with non-profits taking the lead in creating the newest affordable housing developments. 74% of the privately-owned affordable housing units are in family housing and are generally unrestricted in terms of family type. Elderly family housing makes up a larger proportion of public housing stock (34%) than in privately owned developments (21%). Although there are relatively few units in developments dedicated only to persons with disabilities, units in many elderly developments are also open to persons with disabilities.

Resident Type	# of Units	% of Total
Family	27,924	74%
Elderly	8,056	21%
Mixed Family & Elderly	553	1.5%
Persons with Disabilities	1,371	3.6%
Other/Missing Data	130	< 1%
Totals	37,904	100%

Homeless Facilities

Inventory of Homeless Facilities and Permanent Housing for Individuals Families

The City of Boston's inventory of emergency shelters, transitional housing and permanent housing for homeless individuals and families is revised and updated annually as part of the City's process of developing its application to HUD under the Continuum of Care Homeless Assistance Programs. That annual application is an integral part of the City's Consolidated Plan. Due to the Federal FY03 budget having been completed very late, HUD has not yet issued the Notice of Funding Availability (NOFA) and application materials for its FY03 Continuum of Care applications. As a result, the updated version of the inventory of facilities was not available in time for inclusion in this Draft Consolidated Plan.

The inventory of homeless facilities on the following pages is based on the inventory appearing in the City of Boston's FY02 Continuum of Care application and last year's Consolidated Plan Extension document. We expect the Continuum of Care NOFA to be issued very shortly and hope to have the inventory updated in time for inclusion in the final Consolidated Plan which we plan to submit to HUD on or about May 15, 2003.

In the meantime, we welcome any additions or corrections to the inventory. Corrections or additions may be mailed to:

Consolidated Plan/Homeless Inventory
c/o Policy Development and Research Division
Department of Neighborhood Development
26 Court Street, Boston, MA 02008

You may also submit your corrections by Fax to (617) 635-0383 or by e-mail at:
actionplan.dnd@ci.boston.ma.us

Emergency Shelters and Transitional Facilities for Individuals				
Adult Emergency Shelters	Beds	Gender	Population	Neighborhood
Betty Snead House	20	Women	Respite	Mission Hill
Boston Rescue Mission	120	Men/Women		Downtown
Long Island Shelter	382	Men/Women		Harbor
Long Island Shelter (Annex)	102	Men		Downtown
Long Island Shelter (Woods Mullen)	200	Men/Women	includes overflow	South End/Lower Roxbury
McInnis House	73	Men/Women	Respite	Jamaica Plain
New England Shelter for Homeless Vets	170	Men	Vets (includes cots)	Downtown
Pine St (Boston Night Center)	60	Men/Women	Drop In	Downtown
Pine St (Men's Inn)	218	Men		South End
Pine St (Women's Inn)	70	Women		South End
Rosie's Place	20	Women		South End/Lower Roxbury
Sancta Maria	10	Women		South End
Shattuck Shelter	151	Men/Women		Jamaica Plain
United Homes (Pilgrim Shelter)	133	Men		Dorchester
YMCA	63	Men		Fenway
Total	1792			
Adult/Adolescent Transitional Programs	Beds	Gender	Population	Neighborhood
Albany Street Lodge	22	Men/Women	Mentally Ill	South End
Bay View Inn	25	Men	Mentally Ill	Harbor
Betty's Place	20	Women		Back Bay
Boston Rescue Mission (Lifegrowth)	36	Men/Women		Downtown
Boston Rescue Mission (Post Detox)	25	Men/Women	Sub Abuse	Downtown
Bridge Over Troubled Waters (Trinity)	15	Male/Female	Adolescent	South End
Bridge Over Troubled Waters (Cooperative)	10	Male/Female	Adolescent	Brighton
Cardinal Medeiros Transitional	83	Men		Fenway
Casa Esperanza	26	Men	Sub Abuse	Roxbury
Community Resources for Justice (CREO)	8	Men/Women		South End
Elders Living at Home	40	Men/Women	Elders	South End
Elizabeth Stone House	18	Women	Domestic Violence	Confidential
Fenwood Inn	52	Men/Women	Mentally Ill	Mission Hill
Long Island (SOAR)	70	Men/Women		Harbor
Long Island (Safe Harbor)	20	Men/Women	HIV/AIDS	Harbor
Long Island (Valentine Street)	7	Women	Sub Abuse	Roxbury
Long Island (Wise St. Transitional Recovery)	8	Men	Sub Abuse	Jamaica Plain
New England Shelter for Homeless Vets	150	Men/Women	Vets	Downtown
Parker Street West	20	Women	Mentally Ill	Dorchester
Pine St (Anchor Inn/MTHP)	198	Men		Harbor
Pine St Men's Inn (Engage)	12	Men	Mentally Ill	South End
Pine St Men's Inn (Post Detox)	18	Men	Sub Abuse	South End
Pine St Men's Inn (Elders)	20	Men	Elders	South End
Pine St (Holy Family)	65	Men		Dorchester
Pine St (Women in Transition)	40	Women		South End
Pine St Men's Inn (Working Men)	25	Men	Employed	South End
Salvation Army Harborlights	127	Men/Women	Sub Abuse	South End
Seton Manor	23	Men/Women		Brighton
Shattuck Shelter (Stabilization)	14	Men	Sub Abuse	Jamaica Plain
Shattuck Shelter (TIL)	35	Men	Sub Abuse	Jamaica Plain
St. Alphonsus Respite	4	Men/Women	Mentally Ill	Mission Hill
St. Francis (Next Step)	42	Men	Substance Abuse	Downtown
Tremont St.	18	Men/Women	Mentally Ill	Mission Hill
United Homes	63	Men/Women		Roxbury
Victory Programs (Transitional)	6	Men	Sub Abuse	Dorchester
Victory Programs (Women's Hope)	7	Women	Sub Abuse	Dorchester
Victory Programs (Yetman House)	8	Women	Sub Abuse	Dorchester
West End Shelter	40	Men/Women	Mentally Ill	Downtown
Misc. Detox and recovery home beds	?	Men/Women	Substance Abuse	
TOTAL	1420			

Emergency Shelters and Transitional Housing for Homeless Persons In Families With Children

Family Shelter and Scattered Site Shelter	Beds	Families	Population	Neighborhood
Asian Shelter Advocacy Project	14	5	Domestic Violence	undisclosed
Boston Family Shelter	28	8		So. End/Lower Rox.
Casa Myrna Vazquez	40		Domestic Violence	Undisclosed
Casa Nueva Vida	14	8		Jamaica Plain
Children's Services of Roxbury (scattered)	130	50		Scattered
Crittenton Hastings (emergency)	34	15		Brighton
Crossroads	42	9		East Boston
Families in Transition	85	22		Fenway
Family House Shelter, Rox Multi Service	50	19		Dorchester
Finex House	47	10	Domestic Violence	Undisclosed
Hildebrand (scattered)	50	20		Scattered
Lifehouse Shelter	25	10		Dorchester
Metro. Boston Housing Partnership (scattered)	150	57		Scattered
New Chardon Temporary Home	46	19		Downtown
Project Hope	20	10		Dorchester
Queens of Peace	12	5		Dorchester
Renewal House	15	15	Domestic Violence	Undisclosed
Salvation Army Family Shelter	19	6		Roxbury
Sojourner House	24	9		Roxbury
St. Ambrose Family Inn	39	11		Dorchester
St. Margaret's House	54	24		Dorchester
Traveler's Aid (emergency)	30	10		Hotel
Traveler's Aid (scattered)	30	14		Scattered
TOTAL	998	356		
Family Transitional	Beds	Families	Population	Neighborhood
Aswalos House (Boston YWCA)	18	9	Preg./parenting teens	Roxbury
Bridge Over Troubled Waters	19	9	Adolescent mothers	Brighton
Brookview House	25	8		Dorchester
Casa Myrna Vazquez	58		Domestic Violence	Undisclosed
Crittenton Hastings (TRAC)	31	15		Brighton
Crittenton Hastings (trans)	31	15		Brighton
Dennis McLaughlin House	20	10		Charlestown
Elizabeth Stone House			Domestic Violence	Undisclosed
Dimock	36	13	SubAbuse/MH/AIDS	Roxbury
Empowering Young Mothers	12	5	Teen Mothers	Dorchester
Horizons House	18	6		Mattapan
Latinas Y Ninos	32	20	Latina Women	Roxbury
Nazareth House	18	8		Roxbury
Portis Family House	20	5		Jamaica Plain
Revision House	42	22		Dorchester
St. Mary's Home	45	20		Dorchester
TOTAL	425	165		

Permanent Housing for Homeless Individuals

Location	Neighborhood	Owner	Homeless	MI	AIDS	SA	MR
40-42 Ashford Street	Allston	Allston-Brighton CDC	11	5	2		
258 Main St.	Charlestown	BAC-YOU	13	10			
35-36 West Newton Street	South End	BAC-YOU	* 17	3			
7 & 11-15 Cortes Street	Bay Village	BAC-YOU	* 24	10			
277 Marlborough Street	Back Bay	BAC-YOU	* 8				
186 Marlborough Street	Back Bay	BAC-YOU	* 8				
459 Park Drive	Fenway	BAC-YOU	* 12				
4 Oakman Street	Dorchester	Bay Cove Human Services	* 5	9			
130-134 Hamilton St.	Dorchester	Bay Cove Human Services	* 0	10			
45 Lyons & 133 Fuller	Dorchester	Bay Cove Human Services	* 9	18			
2055 Columbus Avenue	Roxbury	Bay Cove Human Services	* 33	33			
1492 Tremont Street	Roxbury	BHA	8				8
62 Clifton Street	Roxbury	BHA	8	8			
1990 Columbus Ave.	Roxbury	BHA	6				
123 Crawford Street	Roxbury	Boston Citywide Land Trust	17	12			
37-41 Bowdoin Street	Beacon Hill	Boston Citywide Land Trust	* 60	31			
698 Massachusetts Ave.	South End	Boston Citywide Land Trust	13		4	13	
523 Massachusetts Avenue	South End	Boston Citywide Land Trust	15				
290 1/2 Eustis Street	Roxbury	Casa Esperanza	8			8	
11-17 East Concord St.	South End	Committee to End Elder Homelessness	40				
4 Bishop Street	Jamaica Plain	Committee to End Elder Homelessness	9				
1035-1055 Tremont St.	Roxbury	Arch Limited Partnership	62	18	24		
526 Park St.	Dorchester	Codman Sq. NDC	16				
57 Hemenway Street	Fenway	Fenway CDC	14	3	4		
1 Wise Street	Jamaica Plain	Friends of Boston's Homeless	9				
8 Church Street	Dorchester	Friends of Shattuck Shelter	10			10	
497 & 503 Columbus Ave.	South End	Haley House	24				
326 Shawmut Avenue	South End	Inquilinos Boriquas en Accion	11	11			
John Leary House	South End	John Leary House	20				
31-31A Fessenden St.	Mattapan	Lena Park CDC	14				
1023 Hyde Park Ave.	Hyde Park	New Communities	6		6		
318-320 Dudley Street	Roxbury	Nuestra CDC	18	5	4		
37-51 Roxbury St.	Roxbury	Nuestra CDC	29				
28 Rockwell Street	Dorchester	Paul Sullivan Housing Trust	10		10		
300 Shawmut Avenue	South End	Paul Sullivan Housing Trust	15			16	
1734 Washington Street	South End	Paul Sullivan Housing Trust	33				
82 Green Street	Jamaica Plain	Paul Sullivan Housing Trust	48				
438 Warren Street	Roxbury	Paul Sullivan Housing Trust	18	18			
126 Park Street	Dorchester	Paul Sullivan Housing Trust	6	6			
124 Park	Dorchester	Paul Sullivan Housing Trust	6	6			
128 Park Street	Dorchester	Paul Sullivan Housing Trust	16	16			
394 Washington Street	Dorchester	Paul Sullivan Housing Trust	10	10			
33 Bradlee Street	Dorchester	Paul Sullivan Housing Trust	10				
9 Half Moon Street	Dorchester	Paul Sullivan Housing Trust	11				
8 Woodward Park Street	Dorchester	Paul Sullivan Housing Trust	12	12			
40 East Springfield Street	South End	Paul Sullivan Housing Trust	8			10	
56 Joy Street	Beacon Hill	Peter Faneuil	* 11		20		
Family House	Dorchester	Philip Brooks House	12				
9 Codman Park	Roxbury	Philip Brooks House	18				
270 Huntington Avenue	Fenway	Renwood	49	24	25		
526 Massachusetts Ave.	South End	Renwood	* 5		10		
Rosie's Place	Dorchester	Rosie's Place	9		9		
Rosie's Place	South End	Rosie's Place	11				
77 West Brookline St.	South End	Salvation Army	8	8			
35 Tuttle Street	Dorchester	St. Williams Parish/	26				
237-241 Walnut Avenue	Roxbury	Steve Bryant	15				
173 Humbolt Avenue	Dorchester	Veterans Benefits CDC	10	10			
250-254 Warren St.	Roxbury	Veterans Benefits CDC	14				
6 Hartford Street	Roxbury	Veterans Benefits CDC	18			18	

Permanent Housing for Homeless Individuals (continued)

Location	Neighborhood	Owner	Homeless	MI	AIDS	SA	MR
17 Court St.	Downtown	Vietnam Veterans Workshop	59				
31-33 Bartlett Street	Roxbury	Vinfen	* 5	10			
6-12 School St.	Jamaica Plain	Vinfen	* 6	6	6		
64 Bowdoin & 37 Dickens	Dorchester	Vinfen	* 10	20			
3 Boylston Place	Jamaica Plain	Vinfen	* 5	10			
65 Bailey Street	Dorchester	Vinfen	* 6	12			
9 Valentine Street	Roxbury	WINGS	7			7	
38 Browning Ave.	Dorchester	WISH House	7				7
316 Huntington Ave.	Fenway	YMCA	66				
S+C / HOPWA			388				
Misc. Set-aside Units in Mainstream Housing Developments			40				
Total							

* estimated number of total units occupied by formerly homeless persons

Permanent Housing for Homeless Persons In Families With Children

Project/Program	Neighborhood	Owner/Leasee	Homeless	MI	AIDS	SA	MR
Shelter Plus Care.	Scattered	Victory Programs	2		2		
	Scattered	Latiino Health Institute	7		7		
	Scattered	AIDS Action	14		14		
.	Scattered	Lower Roxbury Community Corp	8		8		
	Confidential	WISH House	1		1		
	Scattered	CCHER/Haitian AIDS Project	10		10		
	Scattered	Asian Shelter Advocacy Project	5				
	Confidential	FINEX House Domestic Violence	5				
	Scattered	ABCD	6				
HOPWA	Scattered	Justice Resource Institute	25		25		
BHA/Public Housing & Section 8 (annual) *	Scattered	BHA	149				
Homeless Set-aside	Scattered						
Total							

Special Needs Facilities & Services

Facilities for Persons With AIDS/HIV

The AIDS Housing Corporation maintains a directory of facilities for persons with AIDS/HIV. The directory is available on-line at <http://www.ahc.org> and can be searched by agency name or geographically. The following is a list of facilities and programs by municipalities (and neighborhood in Boston) in the Boston metropolitan area.

HIV/AIDS Housing Resources in the Boston EMSA				
City/Town	Project Name	Housing Type	AIDS/HIV Units	Operator or Manager
Boston				
Allston/Brighton	Ashford Street	SRO	2	Maloney Properties
	Seton Manor	SRO	24	Catholic Charities
Back Bay/Beacon Hill	Bowdoin Manor	SRO	8	
	Joy Street Residence	Permanent	20	Rogerson Communities
	Rockwell House	SRO	10	Pine Street Inn
Dorchester	Rosie's Place-A Positive Step	SRO	10	Rosie's Place
	Victory Transitional House	Transitional SRO	6	Victory Programs
	Women's Hope Transitional Home	Transitional SRO	7	Victory Programs
	Fenway Lodging House	SRO	2	Fenway CDC
Fenway/Kenmore	Huntington at Symphony	Permanent	25	JRI Health
	Robert McBride House	Permanent	16	Catholic Charities
	West Fenway Apartments	Permanent	5	Fenway CDC
	Worthington House	SRO	4	AIDS Action
Harbor Islands	Safe Harbor @ Long Island	Homeless Shelter	20	City of Boston
	Cedar House	Permanent	2	Victory Programs
Mattapan	River Street Community	Permanent	13	BHA/JRI Health
	Wish House	Permanent	8	Wish House, Inc.
	Amory Street	Permanent	14	BHA/Vinfen
	Comunidad de Walnut Park	Permanent	12	BHA/Latino Health Institute
	Daly House	SRO	3	Nuestra
	Home Support Program	Permanent	8	Whittier St Neighborhood Health Center
Roxbury	Living & Recovering Community (LARC)	Transitional SRO	15	Lemuel Shattuck Hospital
	Nazareth Residence	Transitional SRO	10	Catholic Charities
	School Street	Permanent	12	Vinfen Corporation
	Shelia Daniels House/Edgewood	Permanent	3	Dimock Community Health Center
	Shelia Daniels House/Walnut	Permanent	10	Dimock Community Health Center
	Ummi's	SRO	13	Dimock Community Health Center
	Bobbie White House	SRO	13	Victory Programs
	Coventry Street Community	Permanent	24	Vinfen Corporation
South End	Joseph McAllaster House	SRO	9	AIDS Action Committee
	Massachusetts Avenue	SRO	6	

Cambridge			
Home Connections Program	Permanent	8	Cambridge Cares About AIDS
Open Door SRO Program	SRO	15	Cambridge Cares About AIDS
Ruah, Breath of Life	SRO	7	Ruah, Breath of Life
Transitional Shelter Program	Transitional SRO	9	Cambridge Cares About AIDS
Framingham			
New Beginnings at Bethany Hill	SRO	12	South Middlesex Opportunity Council
Lynn			
South Common Street Residence	SRO	7	Serving People in Need
Topsfield			
Serenity Supportive Housing	SRO	12	Health and Education Services
Scattered Site/Vouchers			
JRI Assisted Living	Rental Assistance	252	JRI
Lakay Project	Permanent	15	CCHER, Inc.
Span Transitional Housing	Transitional SRO	12	Span Inc.

4) Strategic plan

A) Affordable Housing Strategy

In October of 2000, Mayor Menino issued **Leading the Way: A Report on Boston's Housing Strategy, FY2001-FY2003**. This three-year campaign (7/1/00-6/30-03) unified and focused all of the City's housing agencies around a common strategy to advance the following key objectives: to produce new housing at all income levels and preserve as much of the City's affordable housing as possible. In order to support this strategy, Mayor Menino committed \$33 million of City revenues from the sale of surplus properties.

Major goals of the **Leading The Way** plan included:

- Create 7,500 new units over three years – build 4,300 units in private market rate developments, reclaim all of the remaining 1,100 units of vacant public housing, and create 2,100 new units in City-sponsored affordable housing developments
- Preserve 5,342 affordable rental units in at-risk State- and Federally-financed developments
- Preserve 3,000 units of housing in owner-occupied buildings
- Assist 2,000 renters become first-time homeowners
- Raise \$33 million in new revenues for affordable housing through the sale of surplus municipal assets
- Make 1,000 City-owned lots available for housing development
- Reduce the number of abandoned houses by half
- Challenge the State and Federal governments to renew their commitment to the housing issue after years of decline.

A complete version of the **Leading The Way Strategy Report** and/or the **Leading the Way Midpoint Performance Report** can be downloaded at the following Web address: http://www.ci.boston.ma.us/dnd/D_Neighborhood_Housing_Reports.asp. For the past three years, implementation of the Leading the Way plan has been the City's Affordable Housing Strategy. With the anticipated successful completion of that campaign just three months away, the City is facing the challenge of crafting an affordable housing strategy for the next three years with substantially fewer resources than we were fortunate enough to have for Leading the Way. Over the past three years.

Due to significant state local aid reductions and cuts in other state, Federal and local revenues, the City will not be able to provide additional City revenues for housing production from its surplus property funds or other general revenues at this time. Further, most of the reduced amount of additional Federal housing funding the City expects to receive for the next two years will be needed just to complete the build out of the affordable housing projects already permitted over the past three years under the Leading the Way strategy.

Nonetheless, the City remains committed to using its resources to continue to build on the successes of the Leading the Way housing production initiative. The City is committing significant amounts of CDBG, HOME and other resources to complete the build-out of the units permitted under Leading the Way initiative while continuing to support most of its existing housing and community development programs. We are also proposing a new initiative to encourage the development of additional housing by making City-owned vacant land available to individuals and developers.

Land for Workforce Housing: The City has identified several hundred parcels of potentially buildable vacant land located in areas with a concentration of assisted housing and low-income persons that could be made available for the development of below-market rate homeownership housing with no subsidy other than the write-down of the land cost. The goal would be to use this land write-down to spur the construction of new homes to be sold for below-market prices of \$225,000 to \$250,000 rather than the market-rate price of \$300,000 - \$350,000 or more. We estimate that these new homes would be affordable to moderate to middle-income working families with incomes between 80% to 120% of the area median income that are currently shut out of Boston's high-priced homeownership housing market. Making these land parcels available in this manner would serve several purposes:

- it would enable the City to continue to expand the supply of below-market rate housing without requiring any additional subsidy
- It would contribute to the revitalization of Boston's neighborhoods and eliminate the blighting effect of these abandoned parcels
- It will put these parcels back on the tax rolls, bringing significant new property tax revenue into the City at a time when new revenues are sorely needed.
- It will contribute to the de-concentration of poverty and economic diversification of Boston's neighborhoods.

Complete the Build-out of the Leading the Way Project Pipeline: The City plans to utilize the remaining Leading the Way funds, most of its Federal FY03 and FY04 HOME funds and substantial amounts of the FY03 and FY04 CDBG funds to complete the construction of the Leading the Way projects which are permitted by 6/30/04 and as many of the remaining projects in the Leading the Way pipeline as possible. We do not anticipate being able to make commitments to project not already in the Leading the Way pipeline until the Federal FY05 HOME and CDBG funds become available in July of 2005.

Inclusionary Housing Units: In February of 2000, Mayor Menino issued an Executive Order that requires developers of market rate housing projects with 10 or more units to make 10% of those units available to moderate and middle income households. Continued application of this policy to the market rate developments currently in the Boston Redevelopment Authority's pipeline could yield up to an additional 800 below-market rate units with no additional subsidy if the current market conditions hold.

Downtown Housing: The Boston Redevelopment Authority is exploring the possibility of allowing downtown buildings to have exceptions to the height limits under the current downtown zoning plan as an incentive to developers to consider providing housing downtown rather than (or in addition to) office or commercial uses.

Triple-Decker Plus: DND has added a new component to its Homebuyer Financial Assistance Program to enable households with incomes below 80% of the area median to purchase and owner-occupy triple-decker properties. DND will provide up to \$20,000 in downpayment assistance in exchange for keeping one of the rental units affordable to low/mod income renters for 20 years. The goal is to provide prospective homebuyers (including current tenants of triple-deckers) with an alternative way to purchase a home without having to increase the rents to meet their new mortgage payment. Additional information on the new program component is available on the City's web site at: [http://www.ci.boston.ma.us/dnd/C Three Decker Plus.asp](http://www.ci.boston.ma.us/dnd/C%20Three%20Decker%20Plus.asp)

Continue Current Homebuyer, Homeowner Rehabilitation and Lead Safe Programs: The City plans to continue the existing homebuyer counseling and homebuyer financial assistance programs with slightly reduced funding and output levels over the next three years. The City also plans to continue to provide assistance to lower-income homeowners to rehabilitate and control lead hazards in their existing homeowner-occupied properties.

Continue Homeless Initiatives: The City plans to continue its aggressive pursuit of Federal McKinney Continuum of Care Homeless Assistance Grant funds to provide renewal funding for its existing homeless shelter and service programs. The Department of Neighborhood Development will also continue its policy of requiring that 10% of the units in projects of 10-units or more and receiving financial assistance from DND be set-aside for homeless persons or persons with incomes below 30% of the area median.

B) Non-Housing Community Development Plan

1) Economic Development: The City plans to continue its existing Main Streets, Commercial Real Estate Development, RESTORE and other economic development programs which have helped to revitalize Boston's neighborhood business districts and helped create or retain hundreds of jobs. In conjunction with the Boston Connects, Inc., the City plans to continue to support the implementation of the City's strategy for its federally-designated Empowerment Zone. At this time, all of the \$44 million in Section 108 Loan Guarantees and Economic Development Initiative Grants that the City received for the Empowerment Zone has been allocated for specific economic specific projects. The City is also slated to receive an additional \$2 million in Empowerment Zone funds from HUD this year.

At the end of last year, the City amended its Federal FY02 Action Plan in conjunction with a new application for \$40 million in Section 108 funds to create the Boston Hotel Development Loan Fund. The purpose of the fund is to try to close the financing of 3-4 of the pipeline hotel projects which are currently stalled due to constriction of the availability of financing for new hotel development in the post-September 11 economy. It is anticipated that these projects will create 800-1200 new jobs.

2) Other Community Development Activities

Public Services

Every two years, the Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority / Economic Development and Industrial Corporation (BRA/EDIC). conducts a planning process and issues a request for proposals for a wide range of public service programs to address some of the economic barriers faced by Boston's low and moderate income families and individuals and to contribute to their economic self-sufficiency. Community Development Block Grant Program (CDBG) funds are made available to provide partial support for these programs and to help grantees leverage additional funding from other public and private funders such as foundations.

This year is the second year of the two-year funding cycle for these programs. The priorities for the current funding cycle were developed through a broad-based planning process conducted over several months about a year ago. In addition to its annual internal planning process, JCS has worked closely with other City departments to achieve better coordination and integration of services for Boston residents. The proposed priorities that emerged from this process were brought to the organizations and residents of the city in a series of public meetings held in late 2001. Numerous individuals and community groups participated in these meetings and provided valuable commentary which helped to further focus planning and priorities for this funding.

The City will be initiating a planning process for the next two two-year funding cycle in the late fall of 2003. This plan will be amended to include the priorities established through that planning process.

Services Requested

The most frequently cited barriers to economic self-sufficiency were a lack of education, lack of affordable child care, and inadequate or fragmented support services. To address these barriers, the RPF for the new the current two-year funding cycle requested proposals for the following general grant areas:

- ☐ **Early Child Care:** includes infant, toddler, and preschool programming.
- ☐ **Youth Programs:** includes after-school, counseling, stay-in-school, and youth employment programs; also summer day camp and other recreational programs.
- ☐ **Adult Support Services:** includes counseling services, stabilization services for the homeless, services to the elderly, services to persons with disabilities, and substance abuse treatment and prevention services.

Target Populations

JCS has targeted the following groups as the highest priorities for services for the current two-year funding cycle :

- Linguistic Minorities
- Working Families
- TANF recipients
- Boston Housing Authority Residents
- Homeless
- Veterans
- Persons with Disabilities

3) Neighborhood Revitalization

In order to facilitate the use of federal funding to additional housing development and continue and support ongoing neighborhood revitalization efforts, the City plans to continue designation of the Empowerment Zone as Neighborhood Revitalization Strategy Areas under the Community Development Block Grant Program.

a) Empowerment Zone

In January 1999, Boston was designated an **Empowerment Zone (EZ)** by HUD. The Empowerment Zone designation carries a \$100 million dollar award over a 10-year period (\$10 million per year) and serves the same geographic area as the EEC. The goal of the EZ is to generate economic self-sufficiency for individuals, families, and communities through job creation and human development. The Zone includes 57,640 residents (1990 Census), covers 5.8 square miles and extends over sections of downtown, Chinatown, Dorchester, Jamaica Plain, Mission Hill, Roxbury, the Seaport District, South Boston and the South End.

Boston Connects, Inc. (BCI), was established in November 1999 to oversee and implement the Strategic Plan (click [here](#) to read the Plan). The Strategic Plan details Boston's approach for expanding human development. The Board of Directors includes 24 members-12 zone residents who were elected from throughout the Zone, and 12 representatives appointed by Mayor Thomas M. Menino.

The City of Boston has previously requested and received HUD approval of Boston's federally designated Empowerment Zone as a Neighborhood Revitalization Strategy NRSA area. The designation helps to facilitate housing and community development activities in the Empowerment Zone. The City is hereby requesting HUD approval to continue this designation for FFY03.

b) City Links: Dorchester

On April 5, 2002, Mayor Thomas M. Menino announced **City Links: Dorchester**, a new initiative coordinating delivering of services to improve community development in Boston neighborhoods. The pilot program, in mid-Dorchester, will target the Bowdoin/Geneva area and nearby neighborhoods. Last year, Mayor Menino directed his cabinet members to move beyond the traditional scope of government when considering ways of delivering services to communities. In response to the mayor's directive, a cross-cabinet Community Development Team was formed, including the city's chief planner and senior officials representing the Boston Redevelopment Authority, the Department of Neighborhood Development, the Department of Human Services, the Boston Police Department, and the Mayor's Office of Neighborhood Services.

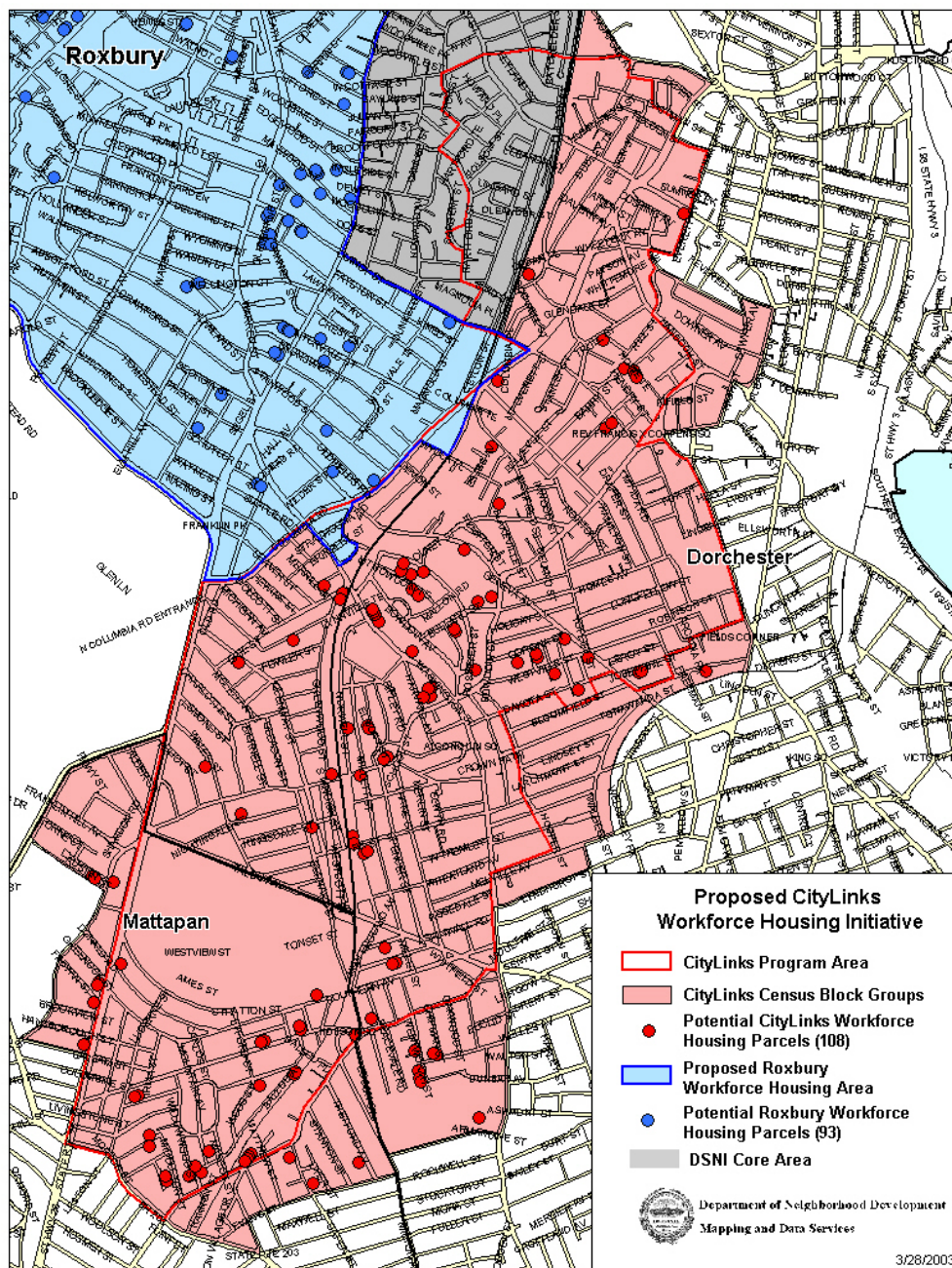
City Links responds to a need for more creativity than ever in finding cost-effective solutions to quality-of-life issues in our neighborhoods in this time of shrinking public resources. The Community Development Team will comprehensively assess issues facing a neighborhood and identify city resources to address them; coordinate the effective and timely delivery of these resources; and go beyond the traditional scope of government by working with local agencies, community groups, and residents in locating and accessing private resources to further their community development efforts and build needed capacity for the long term.

The **City Links: Dorchester** will initially focus on the Bowdoin/Geneva area and the nearby neighborhoods of Four Corners, Upham's Corner, and Codman Square. As part of the initiative, the Department of Neighborhood Development is working with a Bowdoin Street business owner to open a satellite city office in donated space. The street-front office will be alternately staffed by the Mayor's Office of Neighborhood Services, a youth worker, street worker, and a Main Streets worker. The Mayor's Office of Human Services has devoted a \$300,000 multi-year grant to increase neighborhood after-school programming. The office also has coordinated regular van transportation from the Bowdoin/Geneva area to nearby Boston Community Centers, expanded athletic programming at the Community Centers, and hired peer leaders and expanded employment and educational opportunities at the centers.

Other facets of **City Links: Dorchester** include prioritized development of city-owned parcels in the area, façade improvements in the Main Streets business districts along the corridor, and a series of homeowner and homebuyer workshops to increase awareness of city HomeWorks and Senior HomeWorks programs. City efforts have assisted and helped underwrite a Youth Services Providers Network Cape Verdean social worker to work in coordination with Catholic Charities. The city also is working with Attorney General Office's Safe Neighborhood Initiative to jointly underwrite a youth worker to run a media literacy and sports program under the auspices of the Log School. Mayor Menino

has also challenged Boston-based foundations to fund the human services efforts of local agencies in the area.

As part of its new Consolidated Plan, the City will be seeking to have the City Links area (see map below) designated as a HUD Neighborhood Revitalization Strategy Area (NRSA) in order to facilitate additional housing and community development activities in the area, including the Land for Workforce Housing Initiative described elsewhere in the Consolidated Plan.



c) Roxbury Master Plan Area

For the past several years, the Boston Redevelopment Authority has been working with the community organizations and residents to develop a Master Plan for the neighborhood. The Strategic Master Plan has recently been completed and is now available on the BRA's web site at:

<http://www.cityofboston.gov/bra/pdf/publications//RMP2ndDraft.pdf>

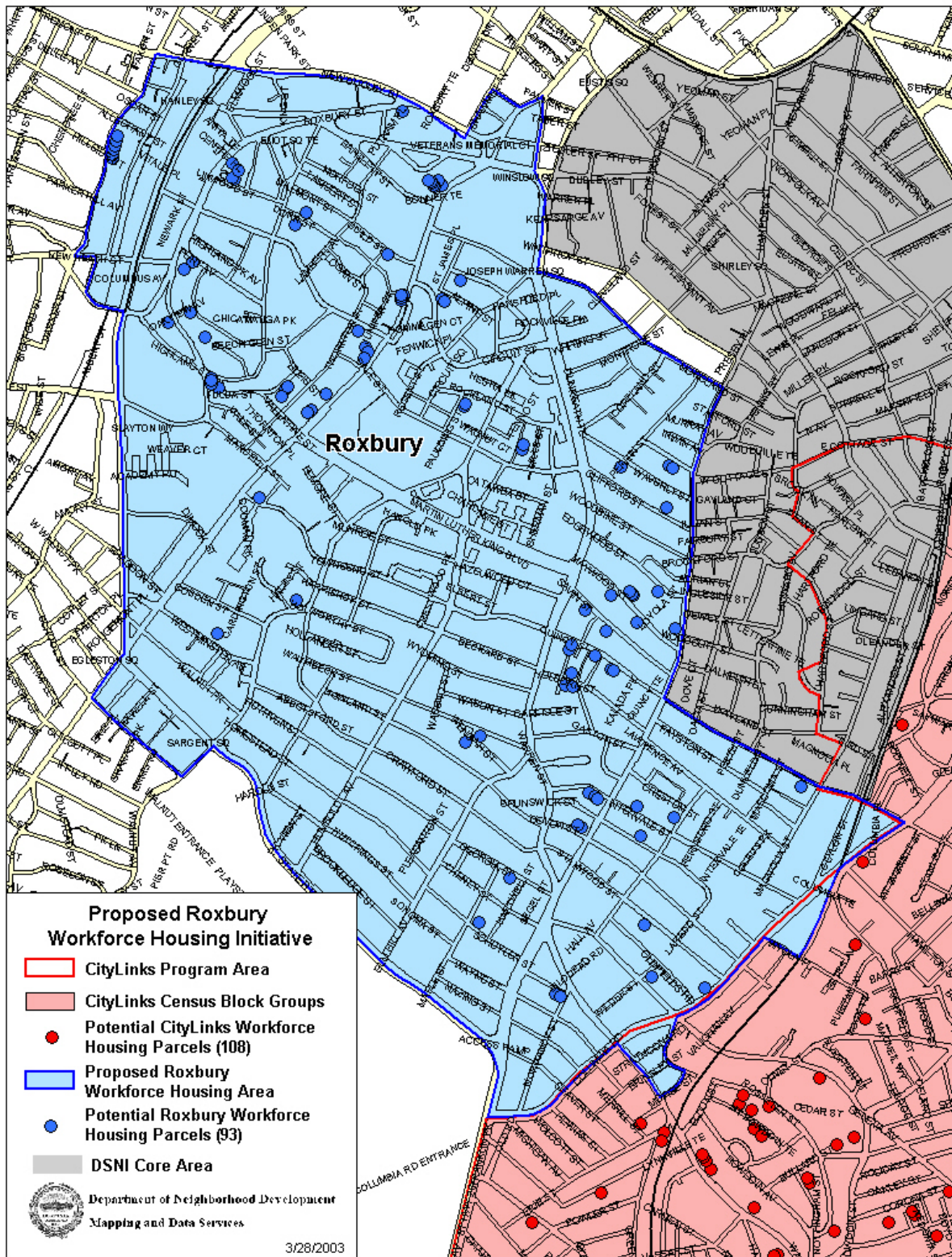
The Roxbury Strategic Master Plan, is a strategic planning agenda that will provide a framework to guide change and economic growth for the next ten to twenty years in Roxbury. The plan seeks to provide a high quality physical environment that is attractive, safe, and convenient for residents and visitors. It is a plan that values education and job readiness at all levels and that gives residents choices in how they participate in the civic, cultural, and economic life of the community. The plan encourages businesses that are environmentally sensitive to public health, conserve resources, and put the concept of environmental justice into practice.

The theme that emerged from the public process is the commitment to build upon the area's many assets to develop a strong and united Roxbury at "the Heart of the City." Roxbury is poised to enhance the quality of life of its residents by sharing in the educational, cultural, natural resources and infrastructure of the City, and connecting to the economic success of the metropolitan Boston area.

The Strategic Master Plan will provide structure and guidance to current and future development efforts in this neighborhood. It includes achievable standards and specific short- and long-term implementation strategies which will facilitate the development of thriving commercial centers, provide for a wide variety of housing types, foster continued diversity in its resident population, support an efficient and effective transportation network resulting in an affordable and decent quality of life.

The specific details of the plan have been shaped in a series of focus group meetings, Community Working Group meetings and neighborhood-wide public workshops attended by residents, representatives from community organizations, area institutions, city agencies, and elected officials. The plan reflects a synthesis and prioritization of issues, objectives and strategies expressed by the participants of the workshops combined with the analysis of existing conditions and trends affecting the region and the neighborhood.

As part of this Consolidated Plan, the City is seeking to have the area covered by the Roxbury Strategic Master Plan designated as a HUD Neighborhood Revitalization Strategy Area (NRSA) in order to facilitate additional housing and community development activities in the area, including the Land for Workforce Housing Initiative described in the Resources section on the next page. The boundaries of this area are shown on the map on the following page.



4) Lead-Based Paint Hazard Control

Ending Childhood Lead Poisoning in Boston by 2005

As shown in the **Housing and Homeless Needs** section of this document, Boston has made significant progress in reducing elevated blood lead levels and childhood lead poisoning in Boston. Building on that progress, Mayor Menino has recently set an ambitious goal of ending childhood lead poisoning in Boston by 2005. To accomplish that goal, the City plans to continue its current and very successful Lead Safe Boston program. The Department of Neighborhood Development will seek additional resources as needed and available under HUD's existing Lead Hazard Control Program and, if eligible, under the special \$50 million FY03 allocation for areas with the highest lead paint abatement needs.

New Lead Paint Regulations for HUD Programs

On October 28 of 1992, Title X of the Housing and Community Development Act of 1992, also known as the Residential Lead-Based Paint Hazard Reduction Act of 1992 was enacted by Congress and the President. On September 15 of 1999, HUD issued a Final Rule to implement the new provisions of this Act in its housing and community development programs. Due to the wide-ranging scope of the new regulations, the City of Boston, along with hundreds of other cities nationwide, requested and received an extension from fully implementing the new regulations until January 10, 2002. Also due to the budgetary and programmatic impact of the regulations on our Senior Homeowner Services and Homebuyer Financial Assistance programs, the City of Boston requested waivers from some of the provisions of the new regulations for these two programs. Those waiver requests were rejected by HUD. Therefore, as of January 11, 2002, seniors requesting rehabilitation assistance from the City will now be required to abate or otherwise control paint lead hazards in their property, even if no children under 6 years of age currently resides or plans to reside in the property. Similarly, homebuyers receiving down payment and/or closing cost assistance from the City will be required to obtain a visual inspection of the property, stabilize any loose paint and obtain a clearance test prior to occupying the property, even if they do not currently have or do not plan to have any children under the age of 6 living with them. The City expects that implementing the new regulations in all of our housing programs will raise the per-unit cost of rehabilitating properties significantly and therefore will result in a reduction in the number of units that will be rehabilitated in FFY2003 and subsequent years.